

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: January 9, 2007

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 3-13-07

ANCHORAGE, ALASKA  
AO No. 2007-6

1 AN ORDINANCE AMENDING ANCHORAGE ZONING ORDINANCES AO 94-235 (S-  
2 1)(AA), AO 2000-143 (S-2), AND AO 2002-7 TO AMEND THE PC (PLANNED  
3 COMMUNITY DISTRICT) AND TO MODIFY THE EXISTING MASTER  
4 DEVELOPMENT PLAN AND DESIGN STANDARDS FOR TRACT A, POWDER  
5 RESERVE, FOR DEVELOPMENT AREAS A, C D, E, F, H, I, J, K, AND L WITHIN TRACT  
6 40A, POWDER RIDGE SUBDIVISION (PLAT 98-80).

7  
8 (Eagle River, Birchwood Community Council) (Planning and Zoning Case 2006-125)  
9

10 THE ANCHORAGE ASSEMBLY ORDAINS:  
11

12 **Section 1.** The Master Plan for the Planned Community (PC) District for Tract 40A, Powder  
13 Ridge Subdivision, as approved under AO 94-235 (as amended) and AO 2000-143 (S-2), is hereby  
14 amended as set forth in the following sections.  
15

16 **Section 2.** Development of the PC district on Tract 40A shall proceed in substantial  
17 conformance with the Revised Eklutna Powder Reserve Tract 40A Master Plan dated September  
18 2006, prepared by DOWL Engineers for Eklutna, Inc. The Master Plan text, tables and maps are  
19 adopted and incorporated by reference as part of this ordinance. The zoning districts identified in the  
20 plan represent the development areas for the master plan area. The zoning districts shown in Figure  
21 13 of the 2006 Revised Master Plan and the district regulations as described in Section 3 below  
22 identify the permitted and conditional uses for each district. A total of 1,550 dwelling units are  
23 allowed within the Tract 40A Master Plan area. This maximum number of units is a "floating"  
24 number for the entire Tract 40A, with no maximum numbers per phase or development area. Up to  
25 100,000 square feet of commercial development is allowed within the PR-C/MU1 zoning district.  
26

Zoning District	Acres
PR-SF1 Single-family Residential	154
PR-MF1 Low-Density Multiple Family	101
PR-MF2 Medium-Density Multiple Family	30
PR-MF3 High-Density Multiple Family	15
PR-C/MU1 Commercial Mixed Use	7

PR-OS1 Open Space	97
Total Area	404

Figure 13 of the 2006 Revised Master Plan is intended as a graphical representation of the zoning districts and does not show surveyed district boundaries. District boundaries are contiguous. Where space exists between the zoning district polygons shown on Figure 13, these spaces are not intended to be interpreted as buffer zones between the zoning districts.

**Section 3.** The following zoning districts are adopted for the Powder Reserve Tract 40 development areas, as illustrated in Figure 13. The districts are designed to emulate existing zoning districts within Anchorage Municipal Code (AMC) title 21, except as modified by this ordinance, and to accommodate flexibility in design. Where title 21 sections are referenced, the provisions shall be those in title 21 as of May 31, 2006.

PR-SF1. Powder Reserve Single-Family residential district is designed to be very similar to the existing R-1 district (single-family residential district) within title 21.

PR-MF1. Powder Reserve Low Density Multiple-Family residential district is designed to be very similar to the existing R-2M district (multiple-family residential district) within title 21. This accommodates single-family, two-family, and low density multi-family.

PR-MF2. Powder Reserve Medium Density residential district is designed to be very similar to the existing R-3 district (multiple-family residential district) within title 21.

PR-MF3. Powder Reserve High Density residential district is designed to be very similar to the existing R-4 district (multiple-family residential district) within title 21.

PR-C/MU1. Powder Reserve Commercial and Mixed-Use district is designed to be similar to the existing B-3 district (general business district) within title 21.

PR-OS1. Powder Reserve Open Space is designed to be a designation for open space accommodating greenbelt/buffer purposes, as well as recreation and commercial recreation uses.

**Section 4. PR-SF1. Powder Reserve Single-Family Residential District.**

A. **Intent.** It is the intent of this district to provide for single-family development.

1 Development may occur through conventional subdivision development, cluster  
2 development, town house or row house development. Any of these development  
3 types is intended to provide single-family ownership.  
4

5 **B. *Permitted principal uses and structures.*** Permitted principal uses and structures are  
6 as follows:  
7

- 8 1. Single-family dwellings. Only a single principal structure may be allowed on  
9 any lot or tract.
- 10 2. Public, private and parochial academic elementary schools.
- 11 3. Parks, playgrounds and play fields.
- 12 4. Small residential care facilities with up to 5 residents. Up to 8 residents may  
13 be permitted with an administrative variance.
- 14 5. Adult care facility with 1 to 8 persons.
- 15 6. Child care homes.
- 16 7. With a permitted non-residential use as a secondary and subordinate use,  
17 antennas without tower structures, type 1, 3, local interest towers, and type 4  
18 tower structures and antennas, as specified in sections 21.45.263 and  
19 21.45.265, as of May 31, 2006.
- 20 8. Churches, to include any place of religious worship, along with their  
21 accessory uses, including, without limitation, parsonages, meeting rooms and  
22 child care provided for persons while they are attending religious functions,  
23 but excluding day care uses, which shall be permitted only if they are  
24 otherwise allowed in accordance with this title. Use of church buildings  
25 other than the parsonage for the purpose of housing or providing shelter to  
26 persons is not permitted except as otherwise allowed in this title. Churches  
27 are allowed on sites with a minimum area of 5 acres with principal access  
28 directly from a collector street.
- 29 9. Utility structures specifically servicing the adjacent development and  
30 installed by the developer. This does not include utility-owned regional  
31 utility infrastructure, such as electric substations or water treatment plants.
- 32 10. Local snow storage for snow generated within the subdivisions.  
33

34 **C. *Permitted accessory uses and structures.*** Permitted accessory uses and structures  
35 are as follows:  
36

- 37 1. Home occupations, subject to provisions of section 21.45.150, as of May 31,  
38 2006.
- 39 2. Noncommercial greenhouses, gardens, storage sheds, garden and tool sheds,  
40 and private barbecue pits.
- 41 3. Private garages.

4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all other provisions of section 21.40.030, as of May 31, 2006.
5. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.
6. Bed and Breakfast with three or fewer guestrooms.
7. Bed and breakfast with four guestrooms only by administrative site plan review.
8. Roof-mounted satellite dishes on residential structures or structures accessory to a residential use.

D. ***Conditional Uses.*** Subject to the requirements of the conditional use standards and procedures of chapter 21.50 as of May 31, 2006, the following uses may be permitted:

1. Electric utility substations and other utility-owned regional utility infrastructure.
2. Hospitals and nursing facilities with 1 to 16 persons.
3. Fire stations.
4. Art schools, music schools, dancing schools and the like.
5. Residential planned unit developments.
6. Large residential care facility with 9 or more residents.
7. Adult care facility with 9 or more persons.
8. Habilitative care facility.
9. Bed and breakfast with five guestrooms.
10. Community interest and local interest towers not meeting the requirements of section 21.45.265, as of May 31, 2006.

E. ***Prohibited uses and structures.*** The following uses and structures are prohibited:

1. Storage or use of mobile homes or Quonset Huts.
2. The outdoor harboring or keeping of more than 3 dogs, or any large domestic animals or fowl.
3. Any use causing, or reasonably expected to cause, excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive", for purposes of this section, means to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

4. Commercial snow storage and disposal for snow generated outside the subdivision.

F. ***Minimum lot requirements:***

1. Table:

Lot Area	Lot Width	Lot Depth
6,000 square feet	50 feet	80 feet

2. A maximum of 25% (percent) of each phase of a subdivision may have lots of a minimum of 3500 square feet, with minimum dimensions of 44 feet wide by 80 feet deep.
3. In a cluster housing development conforming to section 21.50.210, as of May 31, 2006, all lots not part of the common area shall have a minimum area and width in accordance with section 21.50.210.

G. ***Minimum yard requirements:***

1. Table:

Front Yard	20 feet
Side Yard	5 feet
Rear Yard	10 feet

2. Where average lot slopes are 15% or greater, or where entry to a garage is parallel to the street, the front yard setback may be reduced to 10 feet.

H. ***Maximum lot coverage by all buildings.*** Maximum lot coverage by all buildings is 40%, provided a cluster housing development under section 21.50.210, as of May 31, 2006, shall conform to the maximum lot coverage requirements of section 21.50.210.

I. ***Maximum height of structures.*** Except as otherwise provided in this ordinance, no portion of a principal structure shall exceed 30 feet in height. Accessory garages and carports not an integral part of a principal structure shall not exceed a maximum of 20 feet in height. All other accessory buildings shall not exceed 12 feet in height. Lots with an average slope in excess of 15% may have up to a 35-foot building height. The height shall be determined consistent with section 21.45.050, as of May 31, 2006.

- 1 J. **Signs.** Signs may be allowed in connection with any permitted use, subject to the  
2 provisions of chapter 21.47, as of May 31, 2006.  
3
- 4 K. **Parking.** Adequate off-street parking shall be provided in connection with any  
5 permitted use, as specified in section 21.45.080, as of May 31, 2006.  
6
- 7 L. **Loading facilities.** Where applicable, off street loading facilities shall be provided in  
8 accordance with the provisions of section 21.45.090, as of May 31, 2006.  
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10 **Section 5. PR-MF 1. Powder Reserve Low Density Multiple-Family Residential District.**  
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- 12 A. **Intent.** It is the intent of this district to provide single-family, duplex and low  
13 density multiple-family residential development. It permits up to eight dwelling units  
14 on a 20,000 square foot lot. Development may occur through conventional  
15 subdivision development, cluster development, town house or row house  
16 development. Structures and uses to serve the district may be permitted as  
17 conditional uses, subject to restrictions intended to preserve and protect its residential  
18 character.  
19
- 20 B. **Permitted principal uses and structures.** Permitted principal uses and structures  
21 are as follows:  
22
- 23 1. Single-family dwellings. More than one principal structure may be allowed  
24 on any lot or tract with an area of at least one-half acre; otherwise only a  
25 single principal structure may be allowed on any lot or tract.
  - 26 2. Two-family dwellings. More than one principal structure may be allowed on  
27 any lot or tract with an area of at least one-half acre; otherwise, only a single  
28 principal structure may be allowed on any lot or tract.
  - 29 3. Multiple-family dwellings containing up to eight dwelling units. More than  
30 one principal structure may be allowed on any lot or tract with a least one-  
31 half acre; otherwise only a single principal structure may be allowed on any  
32 lot or tract.
  - 33 4. Parks, playgrounds and play fields.
  - 34 5. Child care homes.
  - 35 6. Child care and educational centers, subject to administrative site plan review.
  - 36 7. Adult care facilities with 1 to 8 persons.
  - 37 8. Small and large residential care facilities.
  - 38 9. With a permitted non-residential use as a secondary and subordinate use,  
39 antennas without tower structures, type 1, 3, local interest towers, and type 4  
40 tower structures and antennas, as specified in sections 21.45.263 and  
41 21.45.265, as of May 31, 2006.

10. Churches, to include any place of religious worship, along with their accessory uses including, without limitation, parsonages, meeting rooms and child care provided for persons while attending religious functions, but excluding day care uses, permitted only if otherwise allowed in accordance with this ordinance. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this ordinance. Churches are allowed on sites with a minimum area of 5 acres with principal access directly from a collector street.
11. Utility structures specifically servicing the adjacent development and installed by the developer. This does not include utility-owned regional utility infrastructure, such as electric substations or water treatment plants.
12. Local snow storage for snow generated within the subdivision.

C. ***Permitted accessory uses and structures.*** Permitted accessory uses and structures are as follows:

1. Home occupations, subject to provisions of section 21.45.150, as of May 31, 2006.
2. Non-commercial greenhouses, gardens, storage sheds, garden and tool sheds, and private barbecue pits.
3. Private garages.
4. Private storage in yards of non-commercial equipment, including non-commercial trucks, boats, aircraft, campers or trailers, in a safe and orderly manner and separated by at least five feet from any property line.
5. Bed and Breakfast with three or fewer guestrooms.
6. Bed and breakfast with four guestrooms only by administrative site plan review.
7. Roof-mounted satellite dishes on residential structures or structures accessory to a residential use.

D. ***Conditional Uses:*** Subject to the requirements of the conditional use standards and procedures of chapter 21.50, as of May 31, 2006, the following uses may be permitted:

1. Electric utility substations and other utility-owned regional utility infrastructure.
2. Hospitals and nursing facilities with 1 to 16 persons.
3. Public and private elementary schools.
4. Art schools, music schools, dancing schools and the like.
5. Fire stations.
4. Residential planned unit developments.

5. Privately owned neighborhood community recreation centers, in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision, or housing project, and the uses within it are delineated as conditions of approval.
6. Bed and breakfast with five guestrooms.
8. Rooming houses.
9. Adult care facility with 9 or more persons.
10. Habilitative care facilities.
11. Roof-mounted satellite dishes greater than 1 meter in diameter on residential structures or structures accessory to a residential use.
12. Community interest and local interest towers not meeting the requirements of section 21.45.265, as of May 31, 2006.

E. ***Prohibited uses and structures:*** The following uses and structures are prohibited:

1. Storage or use of mobile homes or Quonset huts.
2. The outdoor harboring or keeping of more than 3 dogs, or any large domestic animals or fowl.
3. Commercial snow storage and disposal for snow generated outside the subdivision.
4. Any use causing, or reasonably be expected to cause, excessive noise vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for purposes of this subsection as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or a degree injurious to the public health, safety, welfare or convenience.

F. ***Minimum lot requirements:***

1. Except as provided in subsection F.2. below, a lot shall have the following minimum area and width:

Use	Lot Area	Lot Width	Lot Depth
a. Single-family dwelling	6,000 square feet	50 feet	80 feet
b. Two-family dwelling	6,000 square feet	50 feet	80 feet
c. Number of dwelling units:			
Three	8,500 square feet	N/A	N/A

Four	11,000 square feet	N/A	N/A
Five	13,500 square feet	N/A	N/A
Six	16,000 square feet	N/A	N/A
Seven	18,000 square feet	N/A	N/A
Eight	20,000 square feet	N/A	N/A

2. A maximum of 25% (percent) of single-family lots in each phase of a subdivision may have lots of a minimum of 3,500 square feet, with minimum dimensions of 44 feet wide and 80 feet deep.
3. More than one principal structure may be allowed on any lot or tract with an area of at least one-half acre, provided the number of dwelling units does not exceed the maximum standard set forth in the table in subsection F.1.c.; otherwise, only a single principal structure may be allowed on any lot or tract.
4. In a cluster housing development conforming to section 21.50.210, as of May 31, 2006, all lots not part of the common area shall have a minimum area and width in accordance with section 21.50.210.

G. **Minimum yard requirements.** Minimum yard requirements are as follows:

1. Table:

Front Yard	20 feet
Side Yard	5 feet
Rear Yard	10 feet

2. On lots containing more than three dwelling units, there shall be a minimum of 400 square feet of usable yard per dwelling unit. No dimension of the usable yard shall be less than ten feet.
3. Where average lot slopes are 15% or greater, or where entry to a garage is parallel to the street, the front yard setback may be reduced to 10 feet.

H. **Maximum lot coverage by all buildings.** Maximum lot coverage by all buildings is 40 percent, provided that a cluster housing development under section 21.50.210, as of May 31, 2006, shall conform to the maximum lot coverage requirements of section 21.50.210.

I. **Maximum height of structures.** Except as otherwise provided in this ordinance, no portion of a structure shall exceed 30 feet in height. Accessory garages and carports

not an integral part of the principal structure shall not exceed a maximum height of five feet less than the maximum permitted height of the principal structure. All other accessory buildings shall not exceed 12 feet in height. Lots with an average slope in excess of 15% may have building heights to 40 feet. Building heights shall be determined in accordance with section 21.45.050, as of May 31, 2006.

J. **Signs.** Signs may be allowed in connection with any permitted use, subject to the provisions of chapter 21.47, as of May 31, 2006.

K. **Parking.** Adequate off-street parking shall be provided in connection with any permitted use, as specified in section 21.45.080, as of May 31, 2006.

L. **Loading facilities.** Where applicable, off-street loading facilities shall be provided in accordance with section 21.45.090, as of May 31, 2006.

M. **Landscaping.** On lots in the development area containing more than three dwelling units, all areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installation shall be planted with visual enhancement landscaping, as defined in section 21.45.125, as of May 31, 2006. The landscaping shall be maintained by the property owner or designee.

**Section 6. PR-MF2. Powder Reserve Medium Density Residential District.**

A. **Intent.** It is the intent of this district to provide single-family, two-family and multiple-family residential uses with medium population densities, and uses and structures required to serve educational, religious, non-commercial recreation and other needs of such areas. Development may occur through conventional subdivision development, cluster development, town house or row house development. The regulations and restrictions in this district are intended to protect, preserve and enhance the primarily residential character of the district.

B. **Permitted principal uses and structures.** Permitted principal uses and structures are as follows:

1. Single-family dwellings. More than one principal structure may be allowed on any lot or tract.
2. Two-family dwellings. More than one principal structure may be allowed on any lot or tract.
3. Multiple-family dwellings. More than one principal structure may be allowed on any lot or tract.

4. Parks, playgrounds and play fields and uses in keeping with the character and requirements of the area.
5. Child care homes.
6. Child care and educational centers, subject to administrative site plan review.
7. Adult care facilities with 1 to 8 persons.
8. Small and large residential care facilities.
9. Transitional living facilities.
10. Roominghouses.
11. With a permitted non-residential use as a secondary and subordinate use, antennas without tower structures, type 1, 3, local interest towers, and type 4 tower structures and antennas, as specified in sections 21.45.263 and 21.45.265, as of May 31, 2006.
12. Churches, to include any place of religious worship, along with their accessory uses including, without limitation, parsonages, meeting rooms and child care provided for persons while attending religious functions, but excluding day care uses, permitted only if otherwise allowed in accordance with this ordinance. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this ordinance. Churches are allowed on sites with a minimum area of 5 acres and principal access directly from a collector street.
13. Utility structures specifically servicing the adjacent development and installed by the developer. This does not include utility-owned regional utility infrastructure, such as electric substations or water treatment plants.
14. Local snow storage for snow generated within the subdivision.

C. ***Permitted accessory uses and structures.*** Permitted accessory uses and structures are as follows:

1. Home occupations, subject to provisions of section 21.45.150, as of May 31, 2006.
2. Non-commercial greenhouses, gardens, storage sheds, garden and tool sheds, and private barbecue pits.
3. Private garages.
4. Private storage in yards of non-commercial equipment, including non-commercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.
5. Bed and breakfast with three or fewer guestrooms.
6. Bed and breakfast with four guestrooms only by administrative site plan review.
7. Roof-mounted satellite dishes on residential structures or structures accessory to a residential use.

D. ***Conditional Uses.*** Subject to the requirements of the conditional use standards and procedures of chapter 21.50, as of May 31, 2006, the following uses may be permitted:

1. Hospitals and nursing facilities with 1 to 16 persons.
2. Fire stations.
3. Adult care facilities with 9 or more persons.
4. Electric utility substations and other utility-owned regional utility infrastructure.
5. Off-street parking spaces or structures.
6. Public and private elementary schools.
7. Museums, historical and cultural exhibits, aquariums and the like.
8. Convenience establishments.
9. Planned unit developments.
10. Privately-owned neighborhood community recreation centers in keeping with the character and requirements of the area, provided the center is oriented to a particular residential subdivision or housing project and the uses within it are delineated as conditions of approval.
11. Community interest and local interest towers not meeting the requirements of section 21.45.265, as of May 31, 2006.

E. ***Prohibited uses and structures.*** The following uses and structures are prohibited:

1. Storage or use of mobile homes, except as provided in this section.
2. Quonset huts.
3. The outdoor harboring or keeping of more than 3 dogs, or any large domestic animals or fowl.
4. Commercial snow storage and disposal for snow generated outside the subdivision.
5. Any use causing, or reasonably expected to cause, excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive", for the purpose of this section, means to a degree exceeding that generated by uses permitted in the area in the customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. ***Minimum lot requirements:***

1. Except as provided in subsection F.2. below, a lot shall have the following minimum area and width:

Use	Lot Area	Lot Width	Lot Depth
a. Single-family dwellings	6,000 square feet	50 feet	80 feet
b. Two-family dwellings	6,000 square feet	50 feet	80 feet
c. Three or four family dwellings	6,000 square feet	50 feet	80 feet
d. Five or more family dwellings	8,500 square feet, plus 1,000 square feet for each dwelling unit in excess of five.	N/A	N/A

2. A maximum of 50 percent of each phase of a subdivision may have single lots with a minimum of 3,500 square feet, with minimum dimensions of 44 feet wide by 80 feet deep.
3. In a cluster housing development conforming to section 21.50.210, as of May 31, 2006, a lot that is not part of the common area shall have a minimum area and width in accordance with section 21.50.210.

G. **Minimum yard requirements.** Minimum yard requirements as follows:

1. No dimensions of the usable yard shall be less than ten feet.  
\*See supplementary district regulations in section 21.45.120, as of May 31, 2006, for additional yard requirements.

Use	Front yard	Side yard	Rear yard	Usable yard area per dwelling unit
a. Single-family dwellings	20 feet	5 feet	10 feet	N/A
b. Two-family dwellings	20 feet	5 feet	10 feet	N/A
c. Three or four family dwellings	20 feet	10 feet	20 feet	400 sf
d. Five or more family dwellings	20 feet	20 feet	10 feet	400 sf

H. **Maximum lot coverage by all buildings.** Maximum lot coverage by all buildings is 40 percent, provided a cluster housing development under section 21.50.210, as of May 31, 2006, shall conform to the maximum lot coverage requirements of

section 21.50.210.

- I. **Maximum height of structures.** Except as otherwise provided in this ordinance, no portion of a structure shall exceed 30 feet in height. Accessory garages and carports not an integral part of the principal structure shall not exceed a maximum height of five feet less than the maximum permitted height of the principal structure. All other accessory buildings shall not exceed 12 feet in height. Lots with an average slope in excess of 15% may have building heights to 40 feet. Building heights shall be determined in accordance with section 21.45.050, as of May 31, 2006.
- J. **Signs.** Signs may be allowed in connection with any permitted use, subject to the provisions of chapter 21.47, as of May 31, 2006.
- K. **Parking.** Adequate off-street parking shall be provided in connection with any permitted use, as specified in section 21.45.080, as of May 31, 2006.
- L. **Loading facilities.** Where applicable off-street loading facilities shall be provided in accordance with section 21.45.090, as of May 31, 2006.
- M. **Landscaping.** All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping as defined in section 21.45.125, as of May 31, 2006. The landscaping shall be maintained by property owner or designee.

**Section 7. PR-MF3. Powder Reserve High Density Residential District.**

- A. **Intent.** It is the intent of this district to provide single-family, two-family and multiple-family development with low to high residential densities, and uses and structures required to serve governmental, educational, religious, non-commercial recreational and other needs of such areas. Development may occur through conventional subdivision development, cluster development, townhouse or row house development. It is intended to protect, preserve and enhance the primarily residential character of the district.
- B. **Permitted principal uses and structures.** Permitted principal uses and structures are as follows:
  - 1. Single-family dwellings. More than one principal structure may be allowed on any lot or tract.
  - 2. Two-family dwellings. More than one principal structure may be allowed on any lot or tract.

3. Multiple-family dwellings. More than one principal structure may be allowed on any lot or tract.
4. Townhouses and row houses built to a common wall at side lot lines.
5. Parks, playgrounds and play fields, and municipal buildings and uses in keeping with the character and requirements of the district.
6. Child care homes.
7. Child care and educational centers, subject to administrative site plan review.
8. Adult care facilities with 1 to 8 persons.
9. Small or large residential care facilities.
10. Transitional living facilities.
11. Roominghouses.
12. Churches, to include any place of religious worship, along with their accessory uses including, without limitation, parsonages, meeting rooms and child care provided for persons while attending religious functions, but excluding day care uses, permitted only if otherwise allowed in accordance with this ordinance. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this ordinance. Churches are allowed on sites with a minimum area of 5 acres with principal access directly from a collector street.
13. Utility structures specifically servicing the adjacent development and installed by the developer. This does not include utility-owned regional utility infrastructure, such as electric substations or water treatment plants.
14. With a permitted non-residential use or residential use of 6 dwelling units or more as a secondary and subordinate use, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas, as specified in sections 21.45.263 and 21.45.265, as of May 31, 2006.
15. Local snow storage for snow generated within the subdivision.
16. Fire stations.

C. ***Permitted accessory uses and structures.*** Permitted accessory uses and structures are as follows:

1. Home occupations, subject to provisions of section 21.45.150, as of May 31, 2006.
2. Non-commercial greenhouses, gardens, storage sheds, garden and tool sheds, and private barbecue pits.
3. Private garages.
4. Private storage in yards of non-commercial equipment, including non-commercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.
5. Bed and breakfast with three or fewer guestrooms.

6. Bed and breakfast with four guestrooms only by administrative site plan review.
7. Roof-mounted satellite dishes.

D. ***Conditional Uses.*** Subject to the requirements of the conditional use standards in chapter 21.50, as of May 31, 2006, the following uses may be permitted:

1. Hospitals and nursing facilities with up to 16 persons.
2. Adult care facilities with 9 or more persons.
3. Habilitative care facilities.
4. Electric utility substations and other utility-owned regional utility infrastructure.
5. Off-street parking spaces or structures.
6. Public and private elementary schools.
7. Museums, historical and cultural exhibits, aquariums and the like.
8. Planned Unit Developments.
9. Privately-owned neighborhood community recreation centers in keeping with the character and requirements of the area, provided the center is oriented to a particular residential subdivision or housing project and the uses within it are delineated as conditions of approval.
10. Hotels, motels and motor lodges on sites with a minimum area of 14,000 square feet, provided principal access to such uses shall be directly from streets of Class 1 or greater designation, as indicated on the official streets and highways plan. Any use involving sale or dispensing or service of alcoholic beverages may be permitted by conditional use only.
11. Roof-mounted satellite dishes greater than 1 meter in diameter on residential structures or structures accessory to a residential use.
12. Community interest and local interest towers not meeting the supplementary district regulations.

E. ***Prohibited uses and structures.*** The following uses and structures are prohibited:

1. Storage or use of mobile homes, except as provided in this section.
2. Quonset huts.
3. The outdoor harboring or keeping of more than 3 dogs, or any large domestic animals or fowl.
4. Commercial snow storage and disposal for snow generated outside the subdivision.
5. Any use causing, or may reasonably expected to cause, excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it

is located. The term “excessive”, for the purpose of this section, means to a degree exceeding that generated by uses permitted in the area in the customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. ***Minimum lot requirements.***

1. Except as provided in subsection F.2. below, a lot shall have the following minimum area and width:

Use	Lot Area	Lot Width	Lot Depth
a. Single-family dwelling	6,000 square feet	50 feet	80 feet
b. Two-family dwelling	6,000 square feet	50 feet	80 feet
c. Three- to six-family dwelling	6,000 square feet	50 feet	N/A
d. Seven-family dwelling	8,500 square feet	75 feet	N/A
e. Eight-family dwelling	9,250 square feet	75 feet	N/A
f. Nine-family dwelling	10,000 square feet	75 feet	N/A
g. Ten-family dwelling	10,750 square feet	75 feet	N/A
h. Apartment buildings for 11 or more families on sites with a minimum area of 11,500 square feet and minimum frontage of 100 feet shall be limited by a floor area (FAR) of 2.0 and shall be subject to the yard requirements of this section. For purposes of this section, FAR is the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. (A FAR of 2.0 provides for 23,000 gross square feet of building area on a lot with an area of 11,500 square feet.)			

2. A maximum of 50 percent of single-family lots in each phase of a subdivision may have lots a minimum of 3,500 square feet, with minimum dimensions of 44 feet wide by 80 feet deep.
3. In a cluster housing development conforming to section 21.50.210, as of May 31, 2006, a lot that is not part of the common area shall have a minimum area and width in accordance with section 21.50.210.

G. ***Minimum yard requirements.*** Minimum yard requirements as follows:

1. Front Yard	10 feet, except as provided in section 21.45.120, as of May 31, 2006.
2. Side Yard	5 feet, provided however where buildings exceed 35 feet in height, minimum side yards shall be increased one foot for each five feet in height exceeding 35 feet.

3. Rear Yard	10 feet.
4. Usable Yard	Multi-family dwelling shall provide a usable yard area of 100 square feet per dwelling unit.

- 1  
2 H. **Maximum lot coverage by all buildings.** Maximum lot coverage by all buildings is  
3 50 percent, provided a cluster housing development under section 21.50.210, as of  
4 May 31, 2006, shall conform to the maximum lot coverage requirements of  
5 section 21.50.210.  
6  
7 I. **Maximum height of structures.** Maximum height of structures is unrestricted,  
8 except structures shall not interfere with Federal Aviation Administration  
9 Regulations on airport approaches.  
10  
11 J. **Signs.** Signs may be allowed in connection with any permitted use, subject to  
12 chapter 21.47, as of May 31, 2006.  
13  
14 K. **Parking.** Adequate off-street parking shall be provided in connection with any  
15 permitted use, as specified in section 21.45.080, as of May 31, 2006.  
16  
17 L. **Loading facilities.** Where applicable, off-street loading facilities shall be provided  
18 in accordance with section 21.45.090, as of May 31, 2006.  
19  
20 M. **Landscaping.** All areas not devoted to buildings, structures, drives, walks, off-street  
21 parking facilities, usable yard area or other authorized installations shall be planted  
22 with visual enhancement landscaping, as defined in section 21.45.125, as of May 31,  
23 2006. The landscaping shall be maintained by property owner or designee.  
24

25 **Section 8. PR-C/MU 1. Powder Reserve Commercial/Mixed-Use District.**

- 26  
27 A. **Intent.** It is the intent of this district to provide both commercial and multi-family  
28 residential development. The ~~commercial~~ development of this area is intended for  
29 **local neighborhood commercial use** ~~general commercial uses in areas exposed to~~  
30 ~~heavy automobile traffic~~ **as set forth in the B1A District; with a maximum height**  
31 **of 45 feet.** Up to 100,000 square feet of commercial development is allowed within  
32 this district. The residential development is intended to provide medium to high  
33 density residential development.  
34  
35 B. **Permitted principal uses and structures.** Permitted principal uses and structures are  
36 as follows:  
37

1. Business, business services, professional services and personal services, including incidental manufacturing or processing of goods for sale at retail or wholesale on premise, except conditional uses under subsection D in this section and uses prohibited under subsection E of this section.
2. ~~Liquor stores,~~ R[r]estaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages but not involving the retail sale, dispensing or service of alcoholic beverages.
3. Offices.
4. Child care homes and child care and educational centers.
5. Large residential care facilities.
6. Adult care facilities.
7. Transitional living facilities.
8. Hospitals and nursing facilities for 1 to 16 persons.
9. Centers for family self sufficiency services.
10. Single-family dwellings. More than one principal structure may be allowed on any lot or tract.
11. Two-family dwellings. More than one principal structure may be allowed on any lot or tract.
12. Townhouses and row houses built to a common wall at the side lot lines.
13. Multiple-family dwellings at a density of not less than 12 dwelling units per acre. More than one principal structure may be allowed on any lot or tract.
14. Dwellings in commercial structure with a gross floor area not less than 5,000 square feet.
15. Hotels, motels and motor lodges on sites with a minimum area of 14,000 square feet, provided principal access to such uses shall be directly from streets of Class 1 or greater designation as indicated on the municipal Official Streets and Highways Plan. Any use involving sale or dispensing or service of alcoholic beverages may be permitted by conditional use only.
16. Parks, playgrounds and play field, and municipal buildings and uses in keeping with the character and requirements of the district.
17. Roominghouses.
18. Private clubs and lodges. Any use involving sale or dispensing or service of alcoholic beverages may be permitted by conditional use only.
19. Churches, to include any place of religious worship, along with their accessory uses including, without limitations, parsonages, meeting rooms and child care provided for persons while attending religious functions. Use of church buildings other than parsonage for the purpose of housing or providing shelter to person is not permitted except as otherwise allowed in this ordinance. Churches are allowed on sites with a minimum area of 5 acres with principal access directly from a collector street.
20. Public, private and parochial academic schools.

21. Art schools, music schools, dancing schools and the like.
22. Business colleges and universities.
23. Computer aided learning center.
24. Commercial greenhouses.
25. Antennas without tower structures, type 1, 2, 3 and 4 community interest and local interest towers as specified in section 21.45.265, as of May 31, 2006.
26. Utility structures specifically servicing the adjacent development and installed by the developer. This does not include utility-owned regional utility infrastructure, such as electric substations or water treatment plants.
27. Local snow storage for snow generated within a subdivision.
28. Fire stations.

C. ***Permitted accessory uses and structures.*** Permitted accessory uses and structures are as follows:

1. Home occupations, subject to provisions of section 21.45.150, as of May 31, 2006.
2. Non-commercial greenhouses, gardens, storage sheds, garden and tool sheds, and private barbecue pits.
3. Private garages.
4. Private storage in yards of non-commercial equipment, including non-commercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.
5. For hotels, motels or motor lodges with 20 or more rental units, personal and professional services establishments and restaurants clearly incidental to the operation of the permitted principal use.
6. Bed and breakfast with three or fewer guestrooms.
7. Bed and breakfast with four guestrooms only by administrative site plan review.
8. Other uses and structures customarily accessory and clearly incidental to permitted principal uses and structures are permitted.
9. Antennas without tower structures, type 1, 2, 3 and 4 community interest and local interest towers meeting the requirements for permitted or accessory uses as specified in section 21.45.265, as of May 31, 2006.
10. Roof-mounted satellite dishes.

D. ***Conditional Uses.*** Subject to the requirements of the conditional use standards and procedures of chapter 21.50, as of May 31, 2006, the following uses may be permitted:

1. Electric utility substations and other utility-owned regional utility

infrastructure.

2. Marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon.
3. Planned Unit Developments.
4. Camper parks.
5. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160, as of May 31, 2006.
6. Type 1, 2, 3 and 4 community interest and local interest towers not meeting the requirements for permitted or accessory use in section 21.45.265, as of May 31, 2006.
8. Unlicensed nightclub, provided such nightclub conforms to the requirements of section 21.45.245, as of May 31, 2006.
9. Off-street parking spaces or structures.
10. Museums, historical and cultural exhibits, aquariums and the like.
11. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and the uses within are delineated as conditions to approval.

E. ***Prohibited uses and structures.*** The following uses and structures are prohibited:

1. The outdoor storage or display of any scrap, junk, salvaged or secondhand materials or salvage yard or salvage operation.
2. The outdoor harboring or keeping of more than 3 dogs, or any large domestic animals or fowl.
3. Any use causing, or reasonably expected to cause, excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term “excessive”, for the purpose of this subsection, means to a degree exceeding that generated by uses permitted in the district in their customary manner of operations, or to a degree injurious to the public health, safety, welfare or convenience.
4. Storage or use of mobile homes.
5. Quonset huts.
6. Truck and heavy equipment repair service and storage.
7. Open storage of cinders, coal, feed, grain, gravel, manure, muck, peat, sand or topsoil, except as an accessory use to a commercial greenhouse or landscape business.
8. Commercial snow storage and disposal for snow generated outside the

subdivision.

F. **Minimum lot requirements.** Minimum lot requirements are as follows:

1. For residential uses, minimum lot requirements are listed below:

Use	Lot Area	Lot Width
a. Single-family dwelling	6,000 square feet	50 feet
b. Two-family dwelling	6,000 square feet	50 feet
c. Three- to six-family dwelling	6,000 square feet	50 feet
d. Seven-family dwelling	8,500 square feet	75 feet
e. Eight-family dwelling	9,250 square feet	75 feet
f. Nine-family dwelling	10,000 square feet	75 feet
g. Ten-family dwelling	10,750 square feet	75 feet
h. Apartment buildings for 11 or more families on sites with a minimum area of 11,500 square feet and minimum frontage of 100 feet shall be limited by a floor area (FAR) of 2.0 and shall be subject to the yard requirements of this section. For purposes of this subsection, FAR is the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. (A FAR of 2.0 provides for 23,000 gross square feet of building area on a lot with an area of 11,500 square feet.)		

2. All other uses, including residential uses associated with other uses:

- a. Width: 50 feet.
- b. Area: 6,000 square feet.

G. **Minimum yard requirements.** Minimum yard requirements are as follows:

1. Residential uses, as provided below:

a. Front Yard	10 feet, except as provided in section 21.45.120, as of May 31, 2006.
b. Side Yard	5 feet, provided however where buildings exceed 35 feet in height, minimum side yards shall be increased one foot for each five feet in height exceeding 35 feet.
c. Rear Yard	10 feet
d. Usable Yard	Multi-family dwelling shall provide a usable yard area of 100 square feet per dwelling unit.

2. All other uses, including residential uses associated with other uses.

a. Front Yard	10 feet.
b. Side Yard	10 feet adjacent to a residential district; otherwise none, provided all buildings on the lot shall have a wall on the lot line or shall be set back from the lot line at least ten feet.
c. Rear Yard	15 feet adjacent to a residential district; otherwise none.

H. **Maximum lot coverage by all buildings.** Maximum lot coverage is as follows:

1. Residential. Maximum lot coverage by all buildings is 50 percent, provided a cluster housing development under section 21.50.210, as of May 31, 2006, shall conform to the maximum lot coverage requirements of section 21.50.210.
2. All other uses: Unrestricted.

I. **Maximum height of structures.** Maximum height of structures is unrestricted, except structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

J. **Signs.** Signs may be allowed in connection with any permitted use, subject to chapter 21.47, as of May 31, 2006.

K. **Parking.** Adequate off-street parking shall be provided in connection with any permitted use, as specified in section 21.45.080, as of May 31, 2006.

L. **Loading facilities.** Where applicable, off-street loading facilities shall be provided in accordance with section 21.45.090, as of May 31, 2006.

M. **Refuse collection.** Where applicable, refuse collection facilities shall be provided in accordance with chapter 21.45, as of May 31, 2006.

N. **Landscaping.** Landscaping requirements shall be consistent with section 21.45.125.

1. Buffer landscaping. Buffer landscaping shall be planted along each lot line adjoining a residential district.
2. Perimeter landscaping. Except adjacent to collector or arterial streets, visual enhancement landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage or display.
3. Arterial landscaping. Arterial landscaping shall be planted along all collector or arterial streets.

4. Visual enhancement landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yards or other authorized installations shall be planted with visual enhancement landscaping.
5. Maintenance. All landscaping shall be maintained by the property his designee.

**Section 9. PR-OS1 – Powder Reserve Open Space**

- A. ***Intent.*** The open space district is intended to designate the major open spaces within this planned community. Permitted uses and accessory uses preserve and protect the open spaces for the enjoyment and use by the residents of this planned community.
- B. ***Permitted Principal Uses and Structures.*** Permitted principal uses and structures are as follows:
  1. Parks, parkways and green belts, land reserves, open space and related facilities.
  2. Private recreation facilities, including private golf courses, playgrounds, play fields, private recreation centers, private equestrian facilities, arenas and the like.
  3. Utility and transportation facilities.
  4. Local snow storage for snow generated within the subdivision.
- C. ***Permitted Accessory Uses and Structures.*** Permitted accessory uses and structures are as follows:
  1. Uses and structures necessary or desirable adjuncts to permitted principal uses and structures, where such accessory uses and structures are under the management or control of the organization or agency responsible for the permitted principal use or structure.
- D. ***Conditional Uses.*** Subject to the requirements of chapter 21.50, as of May 31, 2006, following uses may be permitted:
  1. Commercial recreational uses, including commercial and residential uses associated with such commercial recreation uses for a period of time to be determined by the Planning and Zoning Commission.
  2. Commercial greenhouses.
- E. ***Minimum Lot Requirements.***

- 1.
- 2.
- 3.
- 4.
5. F. ***Minimum Yard Requirements.*** Minimum yard requirements apply to any structure constructed within this district. For the purposes of this district, a bridge is not considered a structure.
- 6.
- 7.
- 8.
9. 1. Front Yard. Ten feet, if adjacent to a residential district; otherwise none.
10. 2. Side Yard. Ten feet, if adjacent to a residential district; otherwise none.
11. 3. Rear Yard. Ten feet if adjacent to a residential district; otherwise none.
- 12.
13. G. ***Maximum Lot Coverage.*** Maximum lot coverage by all buildings is 30 percent or the lot coverage requirements of the adjacent use district, which ever is less.
- 14.
- 15.
16. H. ***Maximum Height.*** Maximum height of all structures shall not exceed 35 feet in height.
- 17.
- 18.
19. I. ***Signs.*** Signs may be allowed in connection with any permitted use, subject to chapter 21.47, as of May 31, 2006.
- 20.
- 21.
22. J. ***Parking.*** Adequate off-street parking shall be provided in connection with any permitted use and shall conform to the minimum requirements set forth in section 21.45.080, as of May 31, 2006.
- 23.
- 24.
- 25.
26. K. ***Loading Facilities.*** Adequate off-street loading areas shall be provided in connection with any permitted use, with the minimum for each use to be provided as required in section 21.45.090, as of May 31, 2006.
- 27.
- 28.
- 29.
30. L. ***Landscaping.*** All areas not devoted to buildings, structures, drives, walks, off-street parking areas, and usable yard areas shall be planted with visual enhancement landscaping as defined in section 21.45.125, as of May 31, 2006. All unoccupied open space areas may be retained in their natural state.
- 31.
- 32.
- 33.
- 34.

35 **Section 10.** The following development standards are adopted for the zoning districts within  
36 **Powder Reserve Tract 40A.**

- 37
- 38 A. **Site Plan Review Required.**
- 39
- 40 1. Site plan reviews are required for all proposed structures with a footprint of
- 41 greater than 5,000 square feet, as well as for all conditional uses. Standards of

approval for these uses shall be the same as those in section 21.50.020, as of May 31, 2006.

B. **Slope Accommodations.**

1. Subdivisions/lots or tracts within Tract 40A, Powder Reserve Planned Community, are not subject to the Slope Chart Requirements/Standards in title 21. The existing slope chart standards significantly deter cluster or alternative design solutions used to address steeper grades, such as shorter front yard setbacks or single-loaded street designs accommodating downhill lots. There shall be a professional review of all proposed development to ensure these developments adequately address slopes in the proposed development area and all other development standards are met.

C. **Circulation and Street Design.**

1. The proposed vehicular circulation system consists of a loop road through the site with three access points off the Glenn Highway frontage road. Additional access roads will connect the site to the public lands to the north of the site and to the access road through Parcel C. An additional access road may connect this project area with future developed areas to the west and future parkland to the north. Circulation patterns within the site shall take advantage of existing utility/transportation corridors and take into consideration topographic characteristics.
2. Collector streets and major residential streets shall be constructed to meet or exceed the standards identified in chapter 21.85. In areas designated as steep slopes on Figure 14, however, alternative cross-sections (as shown in Figure 15) are permitted. These alternative cross sections provide an option for single-loaded streets favoring development on the downhill side of the street. This approach ultimately leads to a smaller development footprint and less regrading of steep slopes. The proposed cross-section provides a sidewalk, curb and gutter, two lanes, shoulder and ditch within a 30-foot right-of-way.
3. The circulation system creates a hierarchy of roads and trails, allowing full circulation through the development, but structured to create safe, slower speed residential streets. The network of trails attempts to afford almost every parcel with access to a trail or greenway.
4. **Prior to 50% build-out of the residential units the developer will submit a**

**plan for approval and install the following intersection improvements:**

- a. Terrace Lane/Eklutna Park Drive to achieve an intersection level of service C based upon projected 2027 traffic volumes.**
- b. Glenn Highway Southbound On/Off ramp intersection with Eagle River North Access to achieve an intersection level of service C based upon projected 2027 traffic volumes.**
- c. Glenn Highway Northbound On/Off ramp intersection with Eagle River North Access to achieve an intersection level of service C based upon projected 2027 traffic volumes.**

**D. Open Space Areas/Trails.**

1. The master plan design accommodates major open space corridors providing access across the project area, and smaller open space areas providing connections from individual development sites to the larger corridors. The open space district was designed to allow for flexibility in the recreational use of these open space areas, including the potential to allow for commercial recreation use of some of the areas, such as a private contract to maintain interior ski trails. The larger open space corridors are expected to provide public recreation use and to accommodate a future trails system providing access along Fire Creek and to park areas to the north. The system is anticipated to be a hierarchy of trails, with the larger primary trails being developed by the Municipality and the smaller trails, connecting components of the development to the primary trails, to be for private use of the subdivision residents and developed by the owner. Major utility corridors have also been reserved for primary trail corridors.
2. The final location and number of public and private trails is to be determined during the subdivision review and approval process for each area and may differ from the conceptual trail network figure in the master plan. Trails may be collocated with utility easements and in open spaces where possible, such as within the Eklutna water main corridor traversing the planning area.
3. These open space areas may be retained by Eklutna, Inc. for possible use as wetland mitigation for the overall site development plan and any permanent conservation of or dedication of these lands will only occur under terms mutually acceptable to both the Municipality and Eklutna, Inc., and are subject to the provisions of the North Anchorage Land Agreement and all

amendments thereto. Eklutna, Inc. may approach the Corps of Engineers and the other resource agencies to discuss a proactive approach to wetland permitting and mitigation for the overall master plan area, taking into account preservation of specific wetland areas and identification of development areas.

E. **Public Facilities.**

1. All development will be required to provide public water and sewer service to the areas developed. The public water system will be designed to provide adequate volume and pressure for fire protection. A sewer lift station will be required early in the development process, in the vicinity of the multi-family and commercial/mixed use area. An additional lift station will likely be required for the later development phases. The sizing and location will depend upon the development configuration. All newly installed stormwater systems for development areas will be developed in compliance with section 21.85.140. The stormwater system will incorporate detention basins, if needed, to attenuate peak flows and to provide treatment of the stormwater prior to its discharge off-site. Specific stormwater system components will be designed as each area is developed, with review by the municipal Development Services Department. To the extent practicable, stormwater will be directed to the existing natural drainage corridors and wetlands.

F. **Design Review.**

1. Homeowner associations will be established under the Uniform Common Ownership Interest Act (UCOIA) for developments within Powder Reserve Tract 40A. These homeowner associations will become member organizations within the Powder Reserve Master Homeowners Association. The Powder Reserve Master Homeowners Association will form a design review committee to review all proposed developments to ensure appropriate grading and drainage, clearing limits, landscaping, architectural variety, colors, textures, and other features, to promote a high quality living environment. The review committee will include at least one registered professional engineer.

G. **Platting Authority.**

1. The Planning and Zoning Commission shall act as the Platting Authority for the revised master plan. Subdivision covenants shall incorporate design standards and be submitted with each plat. Design standards shall be reviewed by the Planning and Zoning Commission serving as the Platting Board as each

subdivision plat is submitted.


**Section 11.** The Director of the Planning Department shall change the zoning map accordingly.

**Section 12.** This ordinance shall take effect immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage assembly this 13<sup>th</sup> day of March, 2007.

  
Chair of the Assembly

ATTEST:

  
Municipal Clerk

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

AO Number: 2007-6

Title: Planning and Zoning Commission, Case 2006-125,  
recommendation of approval for a rezoning from PC (Planned  
Community District) to PC (Planned Community District), and  
to amend the Master Development Plan for Tract A Power  
Reserve Subdivision and Tract 40A of the Power Ridge  
Subdivision (plat 98-80).

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

---

**CHANGES IN EXPENDITURES AND REVENUES:**

(In Thousands of Dollars)

	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>
<b>Operating Expenditures</b>				
1000 Personal Services				
2000 Non-Labor				
3900 Contributions				
4000 Debt Service				
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Add: 6000 Charges from Others				
Less: 7000 Charges to Others				
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>REVENUES:</b>				
<b>CAPITAL:</b>				
<b>POSITIONS: FT/PT and Temp</b>				

---

**PUBLIC SECTOR ECONOMIC EFFECTS:**

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

**PRIVATE SECTOR ECONOMIC EFFECTS:**

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

Property Appraisal notes: As the property is undeveloped and owned by Eklutna Inc, the subject property, parcel 051-631-58, is exempted under ANCSA/ANILCA. The proposed change in the development plan should have no effect on this status. Therefore, Property Appraisal foresees no significant changes

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 18 -2007

Meeting Date: January 9, 2007

**From:** Mayor

**Subject:** Planning and Zoning Commission, Case 2006-125; recommendation for approval of a rezone amending AO 94-235 (S-1)(AA), AO 2000-143 (S-2), and AO 2002-7 to amend the PC (Planned Community) District, and to modify the existing Master Development Plan and design standards for Tract A of the Powder Reserve, for Development Areas A, C, D, E, F, H, I, J, K and L, located within Tract 40A of the Powder Ridge Subdivision (per Plat 98-80); generally located northwest of the North Eagle River Interchange of the New Glenn Highway in the Eagle River and Birchwood area.

1 This request by Eklutna, Inc. will amend the existing PC zoning ordinances and the  
2 530 acre Master Development Plan for Tract A of the Powder Reserve, Development  
3 Areas A, C, D, E, F, H, I, J, K and L, and amend the master plan for the remaining  
4 undeveloped 404 acres replatted as Tract 40A, Powder Ridge Subdivision (per Plat  
5 98-80), located north of Eklutna Park Drive. The site is depicted in the 1993 *Eagle*  
6 *River Comprehensive Plan* as "mixed development."  
7

8 The amended Master Development plan calls for four residential districts (low to  
9 high density), one mixed-use commercial district, and one open space district. It also  
10 identifies a possible future school site, if selected by the Anchorage School District.  
11 It revises certain design standards to conform better to the topography. For example,  
12 the approved road circulation map has roads on a grid system. When applied to the  
13 actual terrain, none of the Americans with Disabilities Act (ADA) requirements, or  
14 road design requirements could be met in the present plan. New developments  
15 standards are proposed to govern all development with regard to slope, circulation  
16 and street design, open space areas/trails, and public facilities along with a design  
17 review process.  
18

19 The proposed design review process standards will rely upon the adopted ordinance,  
20 the "Declarations for the Powder Ridge Master Homeowners Association" as  
21 modified, an internal Eklutna Design Review Committee and Title 21 as of May 31,  
22 2006, except as modified by the adopted master plan. The Eklutna Design Review  
23 Committee will include a registered professional engineer, and other professionals

1 such as surveyors and architects who will review each development. There are new  
2 development standards for slope, including alternative cross sections for single-  
3 loaded street design, flexibility in the recreational use of open-space areas, and  
4 provision for two sewer lift stations.

5  
6 Eklutna, Inc. proposed a maximum 2,049 residential units (5 dwelling units per acre)  
7 over a 20-year phase built out. Conventional subdivision, cluster development,  
8 townhouse, or row house development is allowed in all residential districts. The  
9 Planning and Zoning Commission had no objection to the types of housing, but  
10 considered the 2,049 residential units too high, and would have possible traffic and  
11 buffering impacts to the neighboring R-2A and R-6 properties. They left the  
12 maximum number of residential dwelling units at 1,550, as currently allowed, which  
13 is a "floating" number for the entire Tract 40A with no maximum numbers per phase  
14 or development area.

15  
16 Eklutna, Inc. agreed to conditions of approval that allow the Planning and Zoning  
17 Commission to act as the Platting Authority, to determine the location and size of  
18 buffers, and review and approval of specific subdivision covenants that address  
19 design standards with each plat. Lots will have no direct connectivity to Terrace  
20 Lane. They also agreed that traffic mitigation measures will be resolved with Alaska  
21 Department of Transportation, and the Municipal Traffic Engineer, and will be  
22 incorporated into the master plan and approved ordinance. The final  
23 recommendations of an August 2006 Traffic Impact Analysis had been formulated,  
24 but not reviewed with Eklutna, Inc at the time of the public hearing. The Municipal  
25 and State Traffic Engineers have identified that prior to 50 percent build-out or the  
26 year 2017, the mitigation requirements for the off-ramp at the Terrace Lane  
27 intersection, and at the on-ramp location of the North Eagle River Access, would  
28 have to be upgraded with either signalization and/or roundabouts that would be  
29 based on further studies.

30  
31 The Commission found the final conditions as amended are based on input from  
32 either the petitioner or the community. They found the amended master plan should  
33 have sufficient flexibility so there are not constraints when the *Chugiak-Eagle River*  
34 *Comprehensive Plan* and *Chugiak-Eagle River Long Range Transportation Plan* are  
35 done. Thus, development within this master plan area will be regulated under the  
36 terms of the master plan and associated ordinance, and will be reviewed by the  
37 Commission as the individual plats come before them for review.

38  
39 The existing Tract A of the Powder Reserve Master Plan was approved in 1995 and  
40 amended in 2000 and 2002. It includes development standards and allows 1,931  
41 residential units with an overall density of 3.64 DUA. The 126 acres of development  
42 tracts to the south of Eklutna Park Drive are platted and largely developed. The 126

1 acres of development tracts to the south have been subdivided and developed and  
2 will continue to be governed by the *Master Plan For Tract A of The Powder Reserve*  
3 *Volume 1 June 2002* as amended by AO 2000-143(S-2) and AO 2002-7.

4  
5 The Planning and Zoning Commission recommended approval by a vote of 7 ayes, 0  
6 nays.

7  
8 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING  
9 COMMISSION RECOMMENDATION FOR THE SUBJECT REZONE, AND  
10 MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS FOR TRACT A,  
11 POWDER RESERVE SUBDIVISION, LOCATED WITHIN TRACT 40A,  
12 POWDER RIDGE SUBDIVISION.

13  
14 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

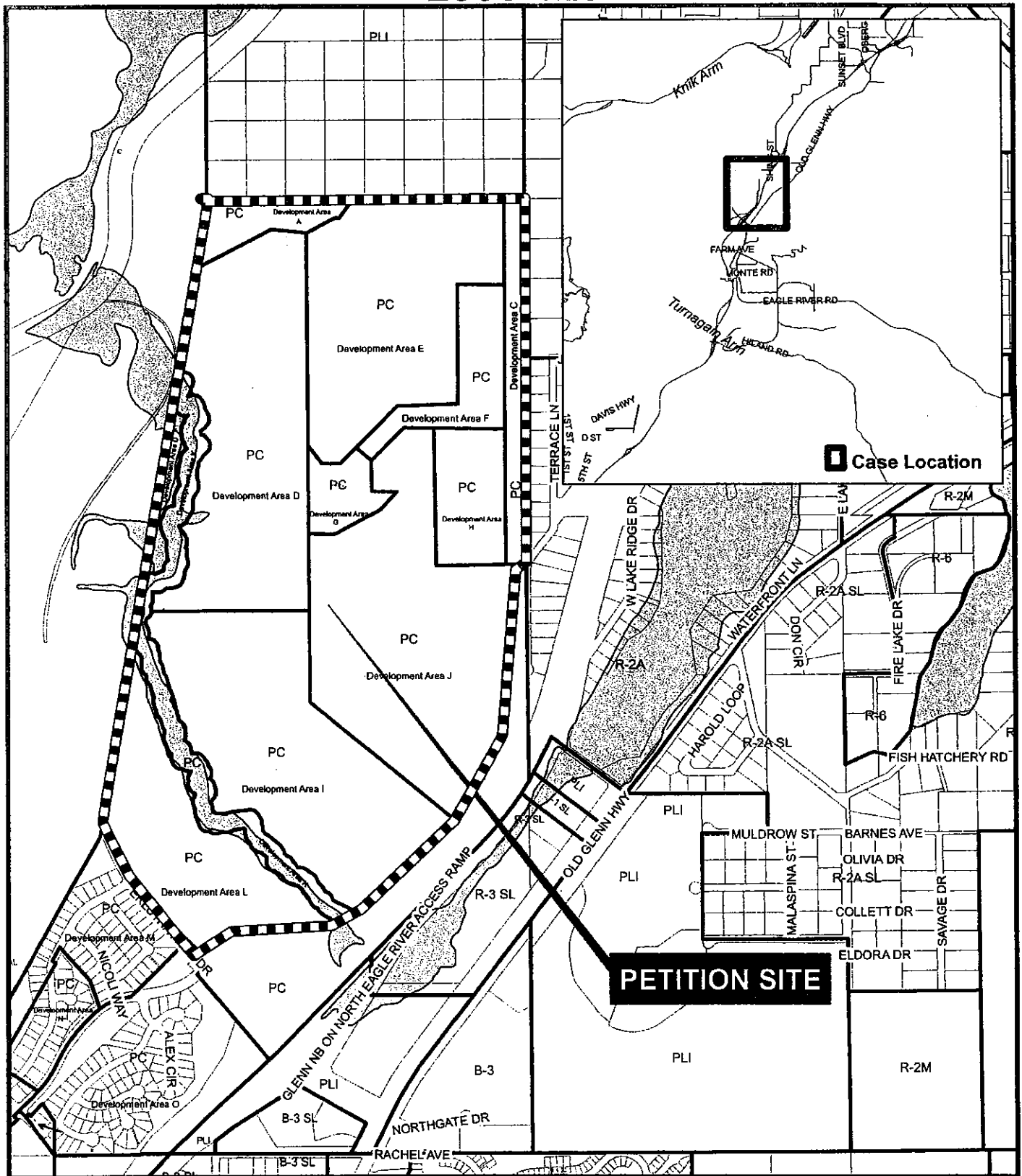
15 Concur: Tom Nelson, Director, Planning Department

16 Concur: Mary Jane Michael, Executive Director, Office of Economic and  
17 Community Development

18 Concur: Denis C. LeBlanc, Municipal Manager

19 Respectfully submitted, Mark Begich, Mayor  
20  
21

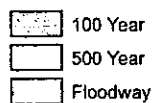
# REZONE 2006-125



Municipality of Anchorage  
Planning Department

Date: July 21, 2006

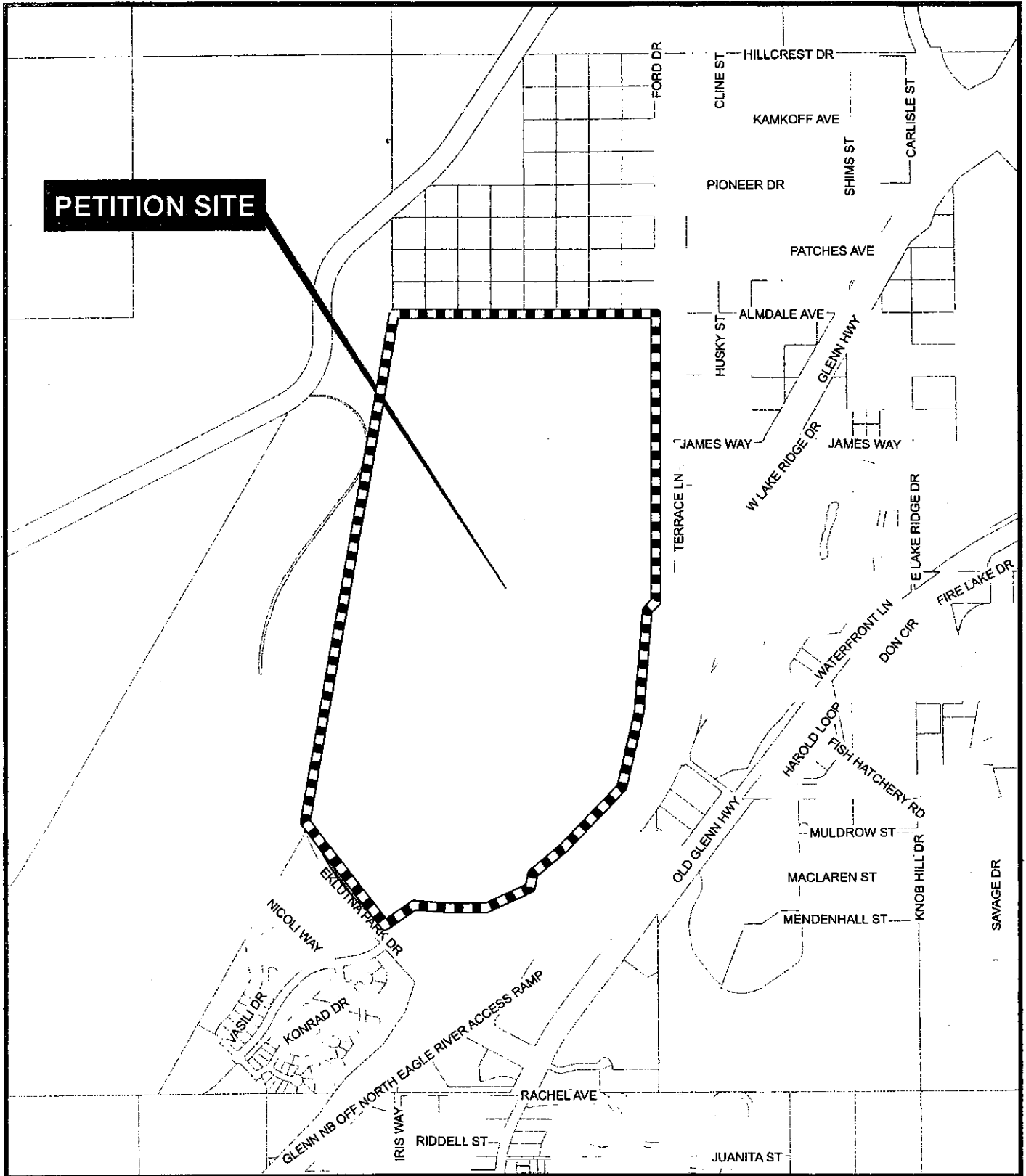
## Flood Limits



001






# REZONE 2006-125



Municipality of Anchorage  
Planning Department

Date: July 21, 2006

-  Single Family
-  Multi-Family
-  Mobile Home Park



**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2006-061**

A RESOLUTION APPROVING A REZONING FROM PC (PLANNED COMMUNITY) DISTRICT TO PC (PLANNED COMMUNITY) DISTRICT WHICH WILL AMEND THE EXISTING *MASTER PLAN FOR TRACT A OF THE POWDER RESERVE VOLUME 1 JUNE 2002 AS AMENDED BY AO 2000-143(S-2) AND AO 2002-7*, FOR DEVELOPMENT AREAS A, C, D, E, F, H, I, J, K, AND L, LOCATED NORTH OF EKLUTNA PARK DRIVE, TRACT 40A, POWDER RIDGE SUBDIVISION (PER PLAT 98-80); GENERALLY LOCATED NORTHWEST OF THE NORTH EAGLE RIVER INTERCHANGE OF THE NEW GLENN HIGHWAY IN THE EAGLE RIVER & BIRCHWOOD AREA.

(Case 2006-125, Tax I.D. No. 051-631-58)

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WHEREAS, a request has been received from Eklutna, Inc. to modify the existing *Master Plan For Tract A of The Powder Reserve Volume 1 June 2002 As Amended By AO 2000-143(S-2) and AO 2002-7*, identified as Development Areas A, C, D, E, F, H, I, J, K, consisting of 404 acres, legally identified as of Tract 40A, Powder Ridge Subdivision per Plat 98-80, generally located north of Eklutna park drive, northwest of the North Eagle River Interchange of the New Glenn Highway in the Eagle River and Birchwood area, and

WHEREAS, the modified master plan is known as the Revised Eklutna Powder Reserve Tract 40A Master Plan, and

WHEREAS, notices were published, posted and 230 public hearing notices were mailed and a public hearing was held on November 6, 2006.

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

A. The Commission makes the following findings of fact:

1. A master development plan and PC zoning was approved for Tract A of the Powder Reserve, consisting of 530 acres, in 1995. The master development plan includes development standards and allows 1,931 units with an overall density of 3.64 DUA. It includes land to the south and north of Eklutna Park Drive. The 126 acres of development tracts to the south has been subdivided and developed and will continue to be governed by the *Master Plan For Tract A of The Powder Reserve Volume 1 June 2002 As Amended By AO 2000-143(S-2) and AO 2002-7*. Plat 98-80 created Tract 40A, Power Reserve Subdivision, consisting of 404 acres.
2. The first phases of the Powder Ridge Subdivision that were built under the current PC zoning ordinance are to the south of Eklutna Park Drive. The existing master plan split the area into odd shapes that do not necessarily relate to topography and road alignments and residential areas where the soils and slope are not readily conducive. For example the roads are on a grid system. When that was applied over the actual terrain, none of the ADA requirements or road design requirements could be met. This amendment modifies the master development plan for the undeveloped remaining phases

in Tract 40A north of Eklutna Park Drive.

3. The amended master plan establishes four residential districts (one single family and three multi-family), one mixed use commercial district and one open space district. It also identifies a possible future school site if selected by the Anchorage School Site. Eklutna proposed a maximum of 2,049 residential units (5 DUA) with a 20-year phase build out. Conventional subdivision, cluster development, townhouse, or row house development is allowed in all residential districts. Additional development standards govern all development with regard to slope, circulation and street design, open space areas/trails, public facilities and design review process.
4. The *Revised Eklutna Powder Reserve Tract 40A Master Plan* will rely upon its adopted ordinance, the Declaration for Powder Ridge Master Homeowners Association as modified, a Design Review Committee and Title 21 as effective as of May 31, 2006, except as modified by the adopted master plan, as applicable. The Eklutna design review committee will include a registered professional engineer, and other professionals such as surveyors and architects, who will review each development. There are new development standards for slope, including alternative cross sections for single-loaded street design, flexibility in the recreational use of open space areas, and provision for two sewer lift stations.
5. Agreed upon traffic mitigation measures will be resolved with Alaska Department of Transportation and the Municipal Traffic Engineer and incorporated into the master plan and the approved ordinance. The Municipal Traffic Engineer, Bob Kniefel, responded to questions concerning possible road connections to Section 25, north of this site. In the revised master plan a connection is shown from the west, looping north and then east onto Section 25, and a connection to the southeast corner of Section 25. The Municipality is asking for the ability to connect but not for the actual construction of the connection. The draft *Chugiak-Eagle River LRTP* shows a connection through Section 25 and identifies a future multi-modal transportation facility on the adjoining tract to the west.
6. Under the current master plan, roads, utilities and trails are allowed contiguous utilization and placement within utility and wetland corridors. For example the existing master plan trails map shows the Fire Creek Trail inside, and parallel with, the greenbelt. Major utility corridors, such as the Eklutna water main easement have long been identified as major trail corridors and AWWU should not have absolute power to decide whether trails can be constructed within the corridor. The Commission approved an amendment to read "To the extent practical and appropriate, and based on trail plans and historical use and community benefit, AWWU and Eklutna shall resolve trail use within the utility easements." The Commission also approved an amendment to "maintain minimum 100-foot creek corridor intact with minimum intrusion of roads, utilities and trails." The intent of this condition is to reflect the fact that roads, trails and utilities are currently allowed within utility and wetland corridors and to allow for these types of uses to the

greatest extent possible, with restrictions of these uses only in rare and unusual circumstances.


7. The current master plan calls for a maximum density in Tract 40A of 1,550, and the amendment calls for a maximum of 2,049 dwelling units. The Commission considered the impacts of possible condominium development along Terrace Lane where traditional detached style housing exists. A large segment of Eklutna land abutting Terrace Lane is wetland and will be left as open space. Mid-way is an area having access to Terrace Lane for a future school site. At the time of platting the location and size of buffers will be considered. Lots will have no direct connectivity to Terrace Lane. The Commission also considered the traffic impacts due to an increase of 496 units to Terrace Lane and the rural neighborhoods to the north. With 90-acres of open space there would be a perceived density of 5 DUA with a total unit count of 1,550 on 300 acres. The Commission confirmed that the maximum number of units is a "floating" number for the entire Tract 40A with no maximum numbers per phase or development area. An amendment to allow 2,049 units failed.
  8. The Commission expressed concern with the lack of certainty regarding design standards. The petitioner believes that the current declarations for the Master Homeowners Association has strong design standards for single family residential development and includes a design review committee, although it doesn't specifically include design standards for Multi-family. The petitioner had no objection to the Planning and Zoning Commission acting as the platting authority with oversight of covenants that address design standards with each plat. Condition #7 was amended to include "design standards for the master plan shall be submitted to the Planning and Zoning Commission" who will be acting as the Platting Authority.
  9. The Commission felt the final conditions as amended are based on input from either the petitioner or the community. They believed the amended master plan should have sufficient flexibility so there are not constraints when the *Chugiak-Eagle River Comprehensive Plan* and *Chugiak-Eagle River LRTP* are done. Thus, development within this master plan area will be regulated under the terms of the master plan and associated ordinance, and will be reviewed by the Commission as the individual plats come before them for review. Development in this area would not necessarily be held to other design standards that may be developed as part of the *Chugiak-Eagle River Comprehensive Plan* or other future areawide plans.
  10. The Commission recommended approval of the request by a unanimous vote of 7-aye, 0-nay.
- B. The Commission recommends the above amended PC rezoning and revised *Eklutna Powder Reserve Tract 40A Master Plan dated September 2006*, be APPROVED by the Anchorage Assembly subject to the following conditions
1. A Notice of Zoning Action shall be filed with the State District Recorder's Office. Proof of such shall be provided the Planning Department.

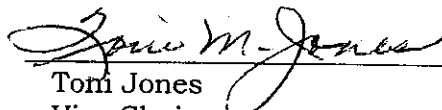
2. The maximum number of residential dwelling units of the entire Tract 40A shall not exceed 1,550 dwelling units.
3. Conventional subdivision, cluster developments, townhouse and row house development is allowed in all residential districts to be built over a 20-year period.
4. The proposed make-up of the design review committee shall include a registered professional engineer, architect and surveyor when development is proposed on slope affected areas.
5. Resolve required traffic mitigation measures with the State Department of Transportation Planning and Municipal Traffic and Transportation Department based on the August 24, 2006 Eklutna Powder Reserve Traffic Impact Analysis. Agreed upon mitigation measures will be incorporated into the master plan.
6. Planning and Zoning Commission shall act as the Platting Authority for the revised master plan. Subdivision covenants shall incorporate design standards and be submitted with each plat.
7. Prior to submittal of any preliminary subdivision's of Tract 40A or the issuance of any permits, the petitioner shall:
  - a. Initiate, subject to Assembly approval, the creation of a Sanitary Sewer Trunk Improvement District (TID) to recognize contribution by Eklutna of the sanitary sewer trunk facility serving the Powder Reserve development.
  - b. Off-site sanitary sewer improvements shall be coordinated and scheduled with AWWU. Off-site upgrades will be required to an existing lift station (Pump Station 58-Powder Ridge) and to existing 8-inch diameter main in Iris Way from Mercy Street to Rachel Avenue downstream of the pump station. Upgrades to the Pump Station will require additional wet well capacity, installation of standby power at the site, or both. Upgrades to the existing 8-inch main including replacement with a 24-inch diameter main are required.
  - c. Resolve and coordinate with AWWU road construction, recreation or landscaping improvements proposed on the Eklutna Water Pipeline corridor and minimize potential adverse effects on the water main itself, or AWWU access to and maintenance of the water transmission main. It is expected that the trails within this easement will be used by pedestrians, bicycles, horses and skiers and a hard surface may not be required.
  - d. To the extent practical and appropriate, and based on trail plans and historical use and community benefit, AWWU and Eklutna shall resolve trail use within utility easements.

- e. Verify presence of any unmapped streams and/or drainage ways with MOA-Watershed Management Section. Map all streams and natural drainage ways with provisions for setbacks on the site plan and final plat.
- f. Identify with MOA-WMS potential downstream and adjacent property impacts from development. A drainage impact analysis or hydro-geologic analysis will be a requirement for wetlands permitting.
- g. Maintain minimum 100-foot creek corridor intact with minimum intrusion of roads, utilities, trails.
- h. Any fill to be placed within "A", "B" or "C" wetlands for a master plan will require permitting by the Corps of Engineers.
- i. Any fill in wetlands will require a 25-foot transitional buffer between "C" and "A" wetlands; and a 15-foot buffer between "C" and "B" wetlands.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 6th day of November, 2006.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 4th day of Dec. 2006. If the Planning and Zoning Commission recommends that the Assembly disapprove a zoning map amendment, that action is final unless within 20 days of the Commission's written resolution recommending disapproval, the applicant files a written statement with the Municipal Clerk requesting that an ordinance amending the zoning map in accordance with the application be submitted to the Assembly.

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

  
\_\_\_\_\_  
Tom Jones  
Vice Chair

(Case 2006-125)  
(Tax I.D. No. 051-631-58)

ma

to consider the burdens that would be anticipated from permitted residential development; while it could be argued that residential uses could remove all trees that is not typical. He stated that the question about the water is unresolved in his mind; there is an argument to be made that this burden is on the petitioner, but even if they proved that, the other factors would outweigh and lead him to vote against the request.

CHAIR JONES did not support the motion, finding that there have been comments regarding *Comprehensive Plan* and how it is implemented and the need for it to be implemented by ordinance. She agreed. This plan was implemented first by the ordinance that adopted the *Comprehensive Plan*; it became part of Title 21 and is incorporated therein by reference. She concurred that churches can thrive in residential neighborhoods but in this location the scale and size of what is proposed is too much and does not fit with the policies in the *Comprehensive Plan*. For the record, she remarked that the petitioner's representative chose to use all their time during presentation and did not have rebuttal time, but there was an opportunity for the Commission to ask questions.

AYE: None

NAY: Cotten, Pease, Josephson, Jones, Isham, Wang, Fredrick, Palmer

FAILED

CHAIR JONES announced that there are appeal rights to the Board of Adjustment.

COMMISSIONER WANG departed at 10:05 p.m. as he was excused from case 2006-125.

2.     2006-125           Eklutna, Inc. A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

CHAIR JONES noted that the petitioner afforded the Commission the opportunity to tour the site and some Commissioners did so, as did Zoning and Platting Division Manager Jerry Weaver.

Staff member MARY AUTOR stated that 230 public hearing notices were mailed, 9 were received in opposition, and comments were submitted from the Chugiak Community Council and later endorsed by the Birchwood Community Council. She noted that the Commission was provided with a memorandum that included a summary that this public hearing was postponed from October 2, 2006 due to a short board. On October 18 a site visit was conducted by DOWL and Zoning, which Zoning and Platting Division Manager Jerry Weaver attended, as did Commissioners Isham, Pease, Josephson, and Cotten. The Commission was given the original Staff analysis dated October 2, 2006. Comments were received late last week on the traffic impact analysis (TIA) that were emailed to the Commission, as well as included in the memorandum. Because comments were not received from Traffic Engineering or ADOT, condition 6 was included to "Resolve required traffic mitigation measures with the State Department of Transportation Planning and Municipal Traffic and Transportation Department based on the August 24, 2006 Eklutna Powder Reserve Traffic Impact Analysis. Agreed upon mitigation measures will be incorporated into the master plan and the approved ordinance." Condition 7 is also new; Physical Planning requested "In the absence of approved design standards with this Master Plan, future development shall meet the then current Title 21 design standards at the time of development." The petitioner's request is an amendment to an existing PC zoned property with an approved master development plan. The request is to take 404 acres of an existing 530-acre development and place it under amended standards. Everything south of Eklutna Park Drive is the existing developed portion of the master plan; it will remain under the existing 2002 ordinance and master plan. MS. AUTOR noted that the original plan was approved in 1995 and there were several amendments taken to the Assembly, the latest in 2002. In the development of the area south of Eklutna Park Drive, Eklutna Inc. learned that the approved plans, such as lot lay out and road design criteria, did not match the reality on the ground. When they went to the Assembly in 2002 they were told to review the master plan and present a comprehensive amendment. They are proposing to remove 404 acres from the 530-acre plan and rename six zoning districts that emulate Title 21 but with a naming pattern that resembles what is being contemplated in the revisions to Title 21. There will be four residential zoning districts, one mixed-use commercial district, and an open space district.

The plan would establish a ceiling to the number of dwelling units that will be possible at 2409 or a gross overall density of 5 DUA; the current Comprehensive Plan for this area does not specify a density. Under the draft Chugiak-Eagle River Comprehensive Plan, 3-6 DUA is proposed for this general area. What the petitioner is proposing falls within those guidelines. There would be a 20-year build out phase, but it could occur sooner if demand exists. The plan would allow for conventional subdivision, cluster development, townhomes, or row house development in all of the residential districts. It identifies 25% of the area as open space, which includes wetlands, greenbelt, trails, and utility corridors. It provides for some changed development standards that would govern residential and commercial development with regard to slope, circulation, street design, open space, trails, public facilities, and a new design review process that would be preliminary to the subdivision plat phase. MS. AUTOR noted that Bob Kniefel, Municipal Traffic Engineer, was present this evening to respond to questions from the Commission. She noted that the approved master development plan includes utility plans, trail plans, circulation plans and so forth and fundamentally the road system is not possible under the current plan because of the elevations, soils, and land condition. The Eklutna water line crosses this property. Under the approved plan, roads and trails can cross that. To the extent that this can be done technically, the proposed plans do not deviate in concept from the current plans, but rather are refinements.

COMMISSIONER ISHAM asked if condition 7 means that various sections within the development could theoretically be built with different design standards. MS. AUTOR remarked that included in this approval is the umbrella homeowners association declarations and CCRCs and that includes design standards for development. Condition 7 is aimed at multi-family, not single-family, development. COMMISSIONER ISHAM noted that this is going to be developed in phases and the design standards may change in the future. He asked whether multi-family developments will be developed under different design standards or would the design standards be set with the first phase. MS. AUTOR did not believe the current declarations include the multi-family, but she deferred to the petitioner's representative.

The public hearing was opened.

TIM POTTER, representing the petitioner, introduced members of Eklutna Inc. and DOWL Engineers. He displayed an aerial view of the Powder Reserve, comprised of Areas A, C, and B, noting that Tract C is owned by the Alaska Railroad Corporation (ARRC). He stated that the first phases of the Powder Ridge Subdivision that were built under the current PC zoning ordinance are to the south. The discussion this evening involves Tract 40A to the north of the Eagle River Access Road. There is an existing master plan that split the area into odd shapes that do not necessarily relate to topography and identified a mixture of uses, acreages, and total number of units in each piece. In the existing master plan most of the residential tracts have the ability for some commercial uses. Wetlands mapping was used and there was a significant slope analysis. He reviewed a depiction of the master plan with the zoning, the collector road corridors, and ideas about how it could be subdivided; this exercise was done at the request of the Eklutna Inc. board. Each phase will go through the subdivision process that involves a public hearing and detailed review. Once the appropriate uses were proved up with the natural conditions on the site, the zoning map was created. The underlying study allowed the development of a trail circulation plan that includes a hierarchy of trails, including public trails and privately held and maintained trails. There is also a phasing plan that is based on the current location of infrastructure. He stated he had a variety of photographs of developments in Anchorage, as well as of the site showing why the locations for accesses on Terrace Lane are located as they are. He stated that the existing plan specifies in too much detail what should be the trail separations and how the roads should be in a grid. When that was applied over the actual terrain, none of the ADA requirements or the road requirements could be met. He noted that 97 of the 404 acres are being left for open space and are so zoned. Natural systems will be emphasized to take advantage of the natural drainageways that exist. Streets will be built to municipal standards. He stated the petitioner wishes to provide a range of densities and housing types served with public sewer and water. The proposal is a framework for flexible design to meet the trends and needs of the community in the future. There is currently a strong homeowners association that oversees a detailed design review process. He reviewed the conditions of approval, objecting to condition 7, which was added after the last hearing. He objected to the pretense that there needs to be a formula-based design standard or criteria. He explained that he is trying to

avoid a situation where there are extremely stringent design criteria. He objected to conditions 8.c and 8.d. Staff stated in their comments that the existing plan, which is currently law, shows roads, trails and other infrastructure not only within the Eklutna water pipeline corridor, but the rest of the utility corridors in the area. He felt it was appropriate that only in an extreme situation is a trail not compatible with a utility corridor. He asked for clarification regarding 8.g.

COMMISSIONER ISHAM asked for review of condition 8.c regarding coordination of road construction with AWWU. MR. POTTER stated his concern is that the utilities are very protective of competing interests within their easements. The Eklutna water pipeline has been identified as a major trail corridor for some time and he was not sure that it was appropriate to create a situation by this condition of approval that gives them the absolute power to say whether or not a trail can be constructed in that corridor. He wanted to be able to discuss with AWWU the possibility of a soft surface trail within that 100-foot wide corridor.

COMMISSIONER PALMER asked what commercial uses are intended. MR. POTTER stated that a 7-acre parcel is identified for mixed use. That parcel is near the entryway off of Terrace Lane and it is intended for local service office and retail. Residential is not precluded and it could be mixed use. It could be a number of small residential commercial uses or it might also be a site for a fire station. COMMISSIONER PALMER asked if 25% of the site would be open space. MR. POTTER replied that this is correct, which does not include yards. COMMISSIONER PALMER noted that transportation could be problematic; the access is coming onto a two-lane road. MR. POTTER stated the North Eagle River Access is the key. There are access points from Terrace Lane and there will also be use of the old Powder Reserve Road. That will ultimately become a major collector and/or arterial serving all of the properties in the area. There is a circulation loop with access onto Terrace Lane in three locations. In the latter phases a spur would come to the Powder Reserve road corridor, providing another loop through a collector/arterial street to the interchange. There will be channelization and turning lanes on Terrace Lane so that vehicles do not have to stop in the through lanes. MR. POTTER displayed a photograph of Terrace Lane to show that it is a series of terraces. The key to putting access points in this area is to target where the grade of the road matches that of adjacent property. COMMISSIONER PALMER asked if the current road system in the area could handle the

proposed number of new houses. MR. POTTER stated that the final TIA contains response comments from ADOT and from the Municipal Traffic Engineer, both of which have identified that prior to 50% build-out or the year 2017, the mitigation requirements of improvements at the off-ramp, at the Terrace Lane intersection, and at the on-ramp location of the North Eagle River Access would have to be upgraded with either signalization and/or roundabouts; that would be based on further studies. COMMISSIONER PALMER noted that many of these residents will be using current Birchwood roads and asked if the analysis includes the additional use of current roads in Birchwood and make recommendations whether they should be enhanced or upgraded. MR. POTTER was not sure, other than trips to the high school, whether there would be significant traffic between this site and Birchwood.

CHAIR JONES ensured that all of the Commissioners had received the November 1, 2006 memorandum from the Municipal Traffic Department that includes an email from David Post with ADOT. COMMISSIONER PEASE noted that she had received the memorandum only this evening, which makes it difficult to reflect meaningfully on it.

COMMISSIONER PEASE asked how the pattern of use supports potential future rail connection, noting the central location of rail in relation to the extensive Eklutna holdings to the west. MR. POTTER replied that the pattern supports that. He stated that the proposed changes to the *Chugiak-Eagle River Comprehensive Plan* shows a multi-modal hub at this location, which would be the possible crossing point of any future Powder Reserve/North Eagle River Access Road extension in this area. This is an exciting prospect over time. Eklutna is working with the ARRC regarding the potential of doing a land trade or acquisition of Tract B, which would allow all of the three tracts totaling 1500 acres to be master planned. There has already been gravel extraction nearby that could potentially be for vehicle parking for rail travelers or for additional commercial activity serving the 1500-acre area. There could be a resort potential near Clooney Lake.

COMMISSIONER JOSEPHSON asked if commercial development would be in the southerly part of the tract. MR. POTTER replied that the commercial development would be in the southeast corner, which is the lowest terrace. Multi-family is identified next to that. He stated that as part of the upgrades of the powerline, MEA installed an underground utility line and cleared a corridor to match the road alignment. COMMISSIONER JOSEPHSON recalled that the multi-

family area was closer to Terrace Lane as well. MR. POTTER stated there are three levels of multi-family. One is a single-family and duplex zoning and the others are similar to R-2M and R-3. The current higher density multi-family is directly adjacent to commercial. Off of the North Eagle River Access and Power Reserve Access point is a shelf that overlooks the Fire Creek Greenbelt and then to the northwest to McKinley and multi-family there is appropriate.

COMMISSIONER JOSEPHSON understood that the portion of the site that has been developed to the south has \$400,000 or \$500,000 homes. MR. POTTER believed that when they were initially constructed the least expensive house was \$220,000 so they are probably in the \$300,000 to \$500,000 range.

COMMISSIONER JOSEPHSON asked if this is what Eklutna envisions for the bulk of Tract A. MR. POTTER replied that a cross-section of housing types is envisioned. No attached townhouse style homes are shown in the lower part of the site, but there are appropriate locations for that. He believed that when the entire area is built out, the 404 acres would be predominantly single-family. COMMISSIONER JOSEPHSON asked if the 25% open space excludes the wetlands. MR. POTTER replied that it includes the wetlands.

COMMISSIONER JOSEPHSON understood that wetlands have to be set aside by process of law and Eklutna is compelled to set aside that property. MR. POTTER stated that the wetlands could be retained by Eklutna or Eklutna could get a permit from the Corps of Engineers to fill, if one was granted. Anything that might be done in the A, B or C wetlands would require a public process to secure a 404 permit.

COMMISSIONER JOSEPHSON stated that his impression in viewing the site is that the existing development is pleasant and the raw land of Tract A is wonderful. He asked whether Eklutna has thought about doing an R-6 development. MR. POTTER replied that this area is identified to be served with sewer and water and he contended that having acre lots is probably not feasible or appropriate. The infrastructure is extremely on a lot frontage basis and typically at least three DUA is needed to support the long-term service of the infrastructure. He noted that Eklutna has thousands of acres between Eagle River and Eklutna and much of that area is already identified for lower density, rural development in the Birchwood area.

COMMISSIONER ISHAM asked if 2,409 units are proposed. MR. POTTER replied that the proposal is for 2,049. He clarified that in the initial submittal a range of 750 to 3,000 was offered. The Staff explained that in the PC district with each tract there must be a not-to-exceed dwelling unit count. The current plan has a 1,550 count. There was review

of trying to place a cap on each piece, not knowing how it would be specifically developed, and the number was escalated from 1,501 to 2,049. COMMISSIONER ISHAM asked if the project would still be feasible at the 1,501 count. MR. POTTER replied that the answer becomes complicated when the parcel is divided into pieces and a cap number put on each piece. The target was a 5 DUA density, but on each piece the figure might be higher or lower.

COMMISSIONER PEASE asked what guarantee exists to people who live along Terrace Lane who have traditional detached style housing that condominiums will not be built. MR. POTTER stated that most of that area would not have residential directly abutting; a large part is wetland and will be open space. There is an area to the north of what is shown as the school site. The plat that would be done to create the lots must still undergo a platting process through the Platting Board or the Planning and Zoning Commission. It is at that time that buffers could be considered. There is no direct connectivity to the houses or lots that go to Terrace Lane. COMMISSIONER PEASE noted that the Community Council was concerned about road connections to the north and the impact on the neighborhood and parkland. She understood Mr. Potter thought the only draw for traffic would be Chugiak High School. She asked what assurances exist that the Community Council concern would be addressed. MR. POTTER stated there were many meetings with the Community Council and they want Section 25 to remain a park. The Draft Section 25 Plan had three optional scenarios that were reviewed as part of the public process. Option C was a road going from the northeast to the southwest through Section 25, so there is the potential for a road corridor that would parallel the Glenn Highway. He suggested that this be examined from a long-range standpoint. Eklutna at one time was negotiating with the military to trade everything to the west of the railroad tracks, including their frontage on Clooney Lake. There could then be an interchange at Eagle River and a road that is parallel west of the Glenn Highway. He thought the Municipality is trying to retain the ability, not knowing what will be the final outcome of the military properties under the North Anchorage Land Agreement, to have a parallel corridor. He stated there is nothing in this PC ordinance that would preclude this subdivision to be served by a parallel road through Section 25.

CHAIR JONES asked for discussion of condition 8.g, "Maintain minimum 100-foot creek corridor intact without intrusion of roads, utilities, trails." MR. POTTER stated there is already joint utility use in this corridor. There are two

roads suggested as potential future collector roads. He argued that the Fire Creek Trail that is shown on the Trail Plan map were always proposed to be in the greenbelt. He did not understand why what is appropriate would be decided at this time, rather than when a Corps permit is sought. This condition precludes a pedestrian trail or a Beaver Pond overlook interpretative center.

JILL FLANDERS-CROSBY noted that her written comment says there should be Terrace access through the neighborhood but she meant there should not be access through the neighborhood. She stated she honors the intention of Eklutna and Mr. Potter to try to do something different, but she has some concerns. She had concern with access onto Terrace Lane. It is steep and while turning lanes are discussed, the road is icy. She stated that when she turns left onto the Eagle River Access Road there are always people coming off the interchange that assume she will be turning right and cut across two lanes of traffic. She was also concerned with high school students wanting to turn left up the hill into her neighborhood down to Chugiak High School. She stated that the wetlands are being left because they cannot be built upon. She was also aware of an extension on the identification of the wetlands within the last year. She stated that the commercial area and the area of higher density are located right above the wetlands. That wetlands corridor is changing constantly. She was concerned with what might happen to the beaver activity.

COMMISSIONER PEASE asked what road connection Ms. Flanders-Crosby opposed. MS. FLANDERS-CROSBY thought an access might be better to the North Eagle River Access Road than onto Terrace Lane.

ANNE NEWBERRY, area resident, thanked Eklutna Inc. for the 98 acres of open space and asked if that includes roads were included. MS. AUTOR indicated it did not. MS. NEWBERRY stated this area is rural and this development will have a major impact on the existing communities. She did not think that commercial use on the west side of the Glenn Highway is a good idea. A school site will definitely be needed and Eklutna Inc. should guarantee to ASD that a school site is reserved in area that is not too hard to develop with some decent soils. She asked that the price of that land be reflected as a 15-acre parcel rather than as individual house lots. She hoped that there would continue to be no road access to the north, as the plan states. She stated that the road suggested through Section 25 was only a proposed idea because there is an MEA powerline that has

been vacated for some time in that area, but it would negatively affect the existing trails. She suggested that there be a foot trail within the Fire Creek 100-foot easement. She stated an 80-foot buffer was located east of the Eklutna water line when it was built in 1985. At that time she understood there was a 40-foot road easement that includes the pipeline itself. This would be a total of 120 feet that includes the pipeline easement.

BOBBIE WELLS, representing Birchwood Community Council, relayed the Council's official position. She stated that, considering that 60% of Chugiak-Eagle River is currently undeveloped, the proposed plan appears to meet the needs of the landowner, Eklutna Inc., who owns more than 2400 undeveloped acres in Birchwood rather than the needs of the community or this 404-acre parcel. The master plan process is a legitimate means of writing land use regulations suitable to the site. In no way should there be a development process allowed to ignore the guidelines found in the applicable *Comprehensive Plan*. She referred the Commission to the issue of the ratio of single-family versus multi-family and stated that the layout in the new plan is carried over from the 1993 plan. She believed like Mr. Potter does that this should cover an entire area, however, that is not the Staff's interpretation. Mr. Potter's statement that single-family is placed next to the existing Birchwood neighborhood is correct. She would not be surprised to find single-family attached, condominium or townhouse and certainly cluster housing in order to conform to the utilization of the site. She was concerned with building on steep slopes. She noticed there are some unlimited heights and that was corrected to match what is in the *Comprehensive Plan*. In terms of the commercial area, the *Comprehensive Plan* says that before there is any additional commercial is developed, especially this close, the amount of vacant or under utilized commercial space in the area should be considered. She stated she has given a great deal of time to the review of the original master plan and now this plan, as well as the plan for Section 25. She stated that Mr. Potter has worked with the community. The pressure to keep the road and the connection around 45 degree slopes is from the Municipality. Mr. Potter thought it would be best for that connection to not be made. There is no guarantee that some of the open space will remain open space. A larger buffer than 80 feet is needed. She thought that if the proposed plan was adopted as it is written, the rest of Chugiak-Eagle River will be saved from compact development because it will all be in this area. The high-rise and condominiums next to Eklutna Park Drive in the

first part of the development is in the area that the original plan showed as commercial. She had concern that builders will buy the property, but she is unaware what will be the design development standards.

COMMISSIONER PEASE asked that Ms. Wells identify on the map where the cluster and housing will be located adjacent to existing detached single-family where she wants more than an 80-foot buffer. MS. WELLS indicated the location on a map. There is an Eklutna water project line in that area and lots abut against it. Mr. Potter said there was open space in there, but then he said there is only 97 acres of open space. There is no guarantee that the natural drainage areas will be left as they are.

COMMISSIONER ISHAM asked what is the density for this area in the current *Comprehensive Plan*. MS. WELLS replied that there is no density listed. The *Comprehensive Plan* did not figure in any of this development in terms of projecting population increase. She thought the land use map shows residential, but Eklutna's property is left vacant.

TALLAK MAAKESTAD stated he is a local land surveyor who has worked for both the Municipality and Eklutna and respects both. He resides at the northeast corner of this development on Pioneer Drive. He opposed connections to the adjoining neighborhoods and Eklutna agrees with that position. He opposed a through road to the north bisecting the park because it is not needed. The Glenn Highway will soon be six lanes and able to handle north/south traffic between Chugiak High School and this development. He opposed a rezone that allow more units than currently authorized at 1,550. The purpose of this rezone was to give the petitioner flexibility to develop the property and they should have that right, but it should not be an opportunity to increase the number of units on the property in total. He felt there should be a cap on the total development with flexibility between phases. Given that the adjoining neighborhoods are low density and one-acre lots is the maximum, which would be 440 units, he felt that 1,550 was an acceptable compromise. At a Community Council meeting there was a suggestion to possibly trade some of the parkland to the north for development in exchange for the school site; he opposed that trade. When he moved to this area five months ago he was told by the Municipal Planning Department that they had no plans to trade any of the land for development. He believed when this development is built, all of the land that he hoped would be designated as parkland will be needed to support recreation. He stated Eklutna has been a good

neighbor and has allowed people to use trails across the 404 acres. This development could cause all those uses to cease.

ELIZABETH MAAKESTAD stated that she and her husband moved to this area five months ago from Sand Lake and the big draw was the area she hoped will be designated as parkland and the rural environment. She was concerned with putting in high density housing, which was forced on them in Sand Lake. She noted that the parkland receives a great deal of use and is a beautiful piece of property. She likened this parkland to Kincaid Park and stated it is inconceivable for a road to be put through Kincaid Park, as it would be through this park.

MARK SCHMIDT stated he has resided on Terrace Lane for four years and it is a beautiful area. He felt that area is the start of the rural feel that goes out to the Valley. The area has great views and a good informal trail system. He was concerned with traffic access onto Terrace Lane, noting that he has three young children for whose safety he feared. With three roads connecting into that road and the substantial number of units that are being discussed, there will be substantially increased traffic on Terrace Lane. He thought that developing the petition site as single-family half acre to one-acre lots would still render a substantial profit while making a nice transitional development between heavy development in Powder Ridge and Birchwood/Chugiak. He also did not feel there was any need for commercial development on this side of the highway.

COMMISSIONER PEASE stated she is struggling with whether this plan can address the traffic concerns as a recommendation or a finding because there is no map showing the connection or potential connection of the road through Section 25. There has been concern expressed about traffic through Terrace Lane and through Section 25.

COMMISSIONER PEASE moved to extend Public Hearings beyond 11:30 p.m. COMMISSIONER ISHAM seconded.

AYE: Cotten, Pease, Josephson, Jones, Isham, Wang, Fredrick, Palmer

NAY: None

PASSED

In response to Commissioner Pease's question, BOB KNIEFEL, Municipal Traffic Engineer, explained that the Chugiak-Eagle River LRTP is being developed at this time and the

connection through Section 25 is being examined in that process. In this master plan, the Municipality is asking for the ability to connect to that, not for the actual construction of the connection. COMMISSIONER PEASE asked if this is a draft plan. MR. KNIEFEL stated that the public involvement phase of that plan development is underway. CHAIR JONES noted that the Commission has held one hearing on that plan and will hold another.

COMMISSIONER PALMER asked whether Staff had changed any of its views on conditions after hearing from the petitioner. MS. AUTOR replied that condition 8.g was provided by the Wetlands staff and she reminded the Commission that roads, utilities and trails are allowed to go within that corridor under the existing plan. She agreed that 8.g could either be reworded to be less onerous or dealt with during the platting process.

COMMISSIONER PEASE noted there is concern with the lack of certainty regarding designs standards. She asked what options exist to address this concern. MS. AUTOR noted that typically CC&Rs have been submitted at plat submittal and design standards might be addressed at that time. The current declarations adequately address residential and she thought the issue arose from multi-family.

CHAIR JONES asked which body would handle the platting. MR. POTTER replied that it could be either the Platting Board or the Planning and Zoning Commission. The Staff typically likes plats to go to the Platting Board, but if the Commission wants to be the platting authority he would not object to recommending that to Eklutna. MS. AUTOR concurred with Mr. Potter's remarks. CHAIR JONES thought if the Commission wished to have a role with regard to oversight of covenants that could include design standards, it would be through the platting process. MR. POTTER agreed and noted that this site will be developed through a number of plats over time. If the Commission or the Platting Board sees the need to modify the design standards, it can require that the CC&Rs and guidelines be modified. He encouraged the Commission stay away from concrete formulas for design.

COMMISSIONER ISHAM asked regarding condition 8.d whether the petitioner would like wording stating "to the extent practical" or "to the extent appropriate" for AWWU to resolve trail use in utility easements. MR. POTTER replied he would like the condition to read "Contiguous utilization and placement of trails within the utility corridor should be encouraged."

The public hearing was closed.

COMMISSIONER ISHAM moved for approval subject to Staff conditions 1 through 8, amending condition 3 to state "The maximum number of residential dwelling units shall not exceed 1,550", amending condition 7 to read "Designs standards for the master plan shall be submitted to the Planning and Zoning Commission for approval"; amending condition 8.d to read "To the extent practical and appropriate, and based on trail plans and historical use and community benefit, AWWU and Eklutna shall resolve trail use within utility easements." amending condition 8.g to read "Maintain minimum 100-foot creek corridor intact with minimum intrusion of roads, utilities, and trails" and adding condition 9 "Platting actions for the master plan will be submitted to the Planning and Zoning Commission for approval." COMMISSIONER FREDRICK seconded.

COMMISSIONER ISHAM stated the conditions as amended are based on input from either the petitioner or the community. He felt there should be sufficient flexibility with the master plan so there are not constraints when the *Chugiak-Eagle River Comprehensive Plan* and *Chugiak-Eagle River LRTP* are done.

MS. AUTOR understood that condition 7 inserts the Planning and Zoning Commission as the body charged with approval of the design standards. She suggested that be combined with the new condition 9. COMMISSIONER ISSHAM agreed to incorporate platting actions into condition 7.

COMMISSIONER PEASE asked if mitigation measures through condition 6 include potential financial participation in road upgrades. MR. KNIEFEL replied that mitigation does include financial participation.

COMMISSIONER JOSEPHSON asked what is accomplished in terms of amending the master plan if the number of units is restored to 1,550. COMMISSIONER ISHAM stated that, based on public testimony, people appear to be concerned with higher density and this is a rural area. He felt that reducing the total density is appropriate.

COMMISSIONER PEASE thought that with 90 acres of open space, there would be a perceived density of about 5 DUA with a total unit count of 1,550 on 300 acres. She noted that the petitioner has made an effort to include more open space.

COMMISSIONER FREDRICK understood the community's concerns regarding density, but the 20-year time frame of the master plan is a long time and he also understood Eklutna's strategy to retain flexibility. If this becomes a haven for detached single-family dwellings, the number of homes will be less than if the market demands multi-family. He stated he would argue for the higher number of units. He moved to amend condition 3 to restore the maximum number of units to 2,049. COMMISSIONER PALMER seconded.

Amendment

AYE: Fredrick, Palmer, Jones

NAY: Cotten, Pease, Josephson, Isham

FAILED

Main Motion

AYE: Cotten, Pease, Josephson, Jones, Isham, Fredrick,  
Palmer

NAY: None

PASSED

3. S-11542

Dimond Sands LLC. To subdivide one (1) tract of land into three (3) tracts of land and forty-four (44) lots with vacation of 20ft & 35ft utility easements, vacation of an approximate 20ft x 640ft Right-of-way easement (Westpark Drive) running north-south along the west property boundary, vacation of a 33ft Section Line easement and variances from AMC 21.80.010.A. (Subdivision standards-Dedication-Streets) and AMC 21.80.330.A. & D. (Subdivision standards-Design standards -Lot frontage and access). More than 50% of proposed dwelling units are attached, and for this reason the proposal is subject to review and approval by the Planning & Zoning Commission in accordance with the requirements of AMC 21.50.210.D (Review of housing type). Dimond Sands Subdivision, Tract B. Located at 5600 W Dimond Blvd.

**DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT**  
**PLANNING STAFF MEMORANDUM**

**DATE:** November 6, 2006

**CASE NO.:** 2006-125

**APPLICANT:** Eklutna

**REPRESENTATIVE:** Dowl Engineers

**REQUEST:** Amendment to Powder Reserve Tract 40A Master Plan

**LOCATION:** Powder Ridge Subdivision, Tract 40A, per Plat 98-80: generally located on the north side of Eklutna Park Drive/North Eagle River Access Road and west of Terrace Lane (frontage road) consisting of approximately 404 acres. (Tract 40A consists of former Development Tracts A, E, D, F, G, H, I, J, K, L per AO 94-235(S-1)(aa)(as corrected)

**SITE ADDRESS:** N/A

**COMMUNITY COUNCIL:** Eagle River; Birchwood

**TAX NUMBER:** 051-631-58

**BACKGROUND:**

At its October 2, 2006 meeting, the chair explained that only five of the six members were able to act on this case (Commission Member Wang has a conflict of interest), constituting a short board in that the affirmative vote of all five members would be required for any motion to pass. It is the custom of the Commission to give the petitioner the opportunity to postpone the public hearing when there is not a full complement of members. The petitioner agreed to a postponement to November 6, 2006,

at which time the Assembly will have acted on confirmation of three new Commission members.

A site visit for Commission members occurred October 18, 2006. Representatives from Dowl, staff member Jerry Weaver, and Commission Members Isham, Pease, Josephson, and Cotton participated on a walking tour.

Attached is a copy of the original staff analysis and packet. Alaska Department of Transportation has yet to submit their final comments on the Traffic Impact Analysis. Based on this, condition 6 has been amended to have the petitioner resolve the traffic mitigation measures with the affected agencies, which will then be incorporated into the master plan and approved ordinance.

**RECOMMENDATION:**

The Department recommends approval of:

1. The proposed PC zoning ordinance and revised Eklutna Powder Reserve Tract 40A Master Plan dated September 2006, subject to the following conditions:
2. A Notice of Zoning Action shall be filed with the State District Recorder's Office. Proof of such shall be provided the Department of Community Planning and Development.
3. The maximum number of residential dwelling units shall not exceed 2,049.
4. Conventional subdivision, cluster developments, townhouse and row house development is allowed in all residential districts to be built over a 20-year period.
5. The proposed make-up of the design review committee shall include a registered professional engineer, architect and surveyor when development is proposed on slope affected areas.
6. Resolve required traffic mitigation measures with the State Department of Transportation Planning and Municipal Traffic and Transportation Department based on the August 24, 2006 Eklutna

Powder Reserve Traffic Impact Analysis. Agreed upon mitigation measures will be incorporated into the master plan and the approved ordinance.

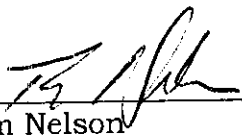
7. In the absence of approved design standards with this Master Plan, future development shall meet the then current Title 21 design standards at the time of development.
8. Prior to submittal of any preliminary subdivision's of Tract 40A or the issuance of any permits, the petitioner shall:
  - a. As recommended by AWWU and subject to Assembly approval, creation of a Sanitary Sewer Trunk Improvement District (TID) to recognize contribution by Eklutna of the sanitary sewer trunk facility serving the Powder Ridge development.
  - b. Off-site sanitary sewer improvements shall be coordinated and scheduled with AWWU. Off-site upgrades will be required to an existing lift station (Pump Station 58-Powder Ridge) and to existing 8-inch diameter main in Iris Way from Mercy Street to Rachel Avenue downstream of the pump station. Upgrades to the Pump Station will require additional wet well capacity, installation of standby power at the site, or both. Upgrades to the existing 8-inch main including replacement with a 24-inch diameter main are required.
  - c. Resolve and coordinate with AWWU road construction, recreation or landscaping improvements proposed on the Eklutna Water Pipeline corridor and minimize potential adverse effects on the water main itself, or AWWU access to and maintenance of the water transmission main. It is expected that the trails with this easement will be used by pedestrians, bicycles, horses and skiers and a hard surface may not be required.
  - d. Resolve with AWWU trail use within utility easements.
  - e. Verify presence of any unmapped streams and/or drainage ways with MOA-Watershed Management Section. Map all

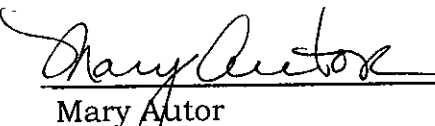
streams and natural drainage ways with provisions for setbacks on the site plan and final plat.

- f. Identify with MOA-WMS potential downstream and adjacent property impacts from development. A drainage impact analysis or hydro-geologic analysis will be a requirement for wetlands permitting.
- g. Maintain minimum 100-foot creek corridor intact without intrusion of roads, utilities, trails.
- h. Any fill to be placed within "A", "B" or "C" wetlands for a master plan will require permitting by the Corps of Engineers.
- i. Any fill in wetlands will require a 25-foot transitional buffer between "C" and "A" wetlands; and a 15-foot buffer between "C" and "B" wetlands.

Reviewed by:

Prepared by:

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

  
\_\_\_\_\_  
Mary Autor  
Senior Planner

(Case 2006-125)

**RECEIVED**

OCT 30 2006

**MUNICIPALITY OF ANCHORAGE**

**Municipality of Anchorage  
Zoning Division**

**MEMORANDUM**

**DATE:** October 30, 2006

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

**FROM:**  Cathy Hammond, Planning Supervisor  
and Physical Planning Division Staff

**SUBJECT:** Additional comments for Planning and Zoning Commission Case No. 2006-125, Powder Reserve Tract 40A Planned Community Master Plan.

**2006-125**

**Rezone to PC (Planned Community) 403.58 acres**

The revised master plan proposes some general development standards intended to address slopes and other development challenges in the area. The plan calls for design that provides "a high-quality community experience." However, there are few specific design standards provided. Instead, the plan calls for new homeowner associations to "form a design review committee that will review all proposed developments to ensure appropriate grading and drainage, clearing limits, landscaping, architectural variety, colors, textures and other features to promote a high quality living environment." The plan calls for CCRs similar to those in place for the existing Powder Ridge development. The plan also incorporates by appendix Title 21 Supplemental District Regulations as of 5/31/06 for other development standards.

While Planning supports design flexibility to accommodate different housing types and site variations, the lack of specific building design standards in the master plan needs to be addressed. Development will be phased and submitted for plat review, which does not provide an opportunity for building and site plan design review. If design standards are not submitted with each development phase, it should be noted that, absent approved design standards in the master plan, development phases submitted after the new Title 21 is adopted will be subject to standards under that title.

The 2006 Chugiak-Eagle River Comprehensive Plan Update was approved with revisions by the Planning and Zoning Commission on September 18, 2006. It has not yet been scheduled for Assembly action. The PZC approved document includes a recommendation that residential buildings not exceed 35 feet in height and that commercial buildings outside the downtown area not exceed 45 feet in height. The proposed master plan conflicts with this recommendation with the commercial/mixed use zone having no height restriction and multi-family residential reaching up to 40 feet in height.

On page 40, the master plan says the 2006 Comprehensive Plan Update "notes that a new elementary school would be needed in the vicinity of the Powder Reserve in the near future." However, the Plan Update actually states it is "more likely a new elementary school in the Powder Reserve area will be needed in the near future than one further north in the community." The School District has indicated another elementary school may be needed

Physical Planning Comments  
Case 2006-125  
October 30, 2006

in the Eagle River Valley area, but has not prioritized these two areas. A recommended revision to the Plan Update is to change the second Implementation Action on page 80 to "Select and acquire a new elementary school site in the Powder Reserve- Chugiak-Eagle River area, which should include evaluation of a site in the Powder Reserve."

A correction on previous comments submitted by Physical Planning follows: " While the overall density of this master plan is compatible with the 2006 Comprehensive Plan Update, the number of housing units and ratio of single family to multi-family is different. The 1993 Plan and the ~~Draft 2006 Plan Update~~ calls for a residential mix of 85% single-family and 15% multi-family housing units while the proposed Powder Reserve Master Plan calls for 73% multi-family and 27% single-family housing units. The residential build-out analysis for the Draft 2006 Land Use Plan Map assumed an 85/15 ratio for single-family and multi-family with approximately 1000 new units on Tract A."

PLANNING AND ZONING COMMISSION MEETING  
Assembly Chambers  
Z.J. Loussac Library  
3600 Denali Street  
Anchorage, Alaska

MINUTES OF  
October 2, 2006  
6:30 PM

*Prior to the meeting convening a work session was conducted on the 2007-2012 Proposed General Government CIB/CIP beginning at 5:30 PM.*

A. ROLL CALL

Present Toni Jones, Vice Chair  
Art Isham  
Lamar Cotten  
Thomas Vincent Wang  
Cycelia Gumennik  
Nancy Pease  
VACANCY  
VACANCY  
VACANCY

Staff Mary Autor  
Sharon Ferguson  
Jerry Weaver  
Cathy Hammond  
Joann Contreras  
Robin Ward  
Art Eash

UDC Members Present

James Dougherty  
Joann Mitchell  
Patricia Joyner  
Mark Kimerer (pending appointment)  
Peter Briggs (pending appointment)

VICE CHAIR JONES noted that members of the Urban Design Commission were joining the Planning and Zoning Commission this evening for a review of the new parking structure and skywalk adjacent to the new convention center

**B. MINUTES**

COMMISSIONER ISHAM moved for approval of the minutes of August 7, 2006 and August 14, 2006. COMMISSIONER WANG seconded.

AYE: Cotten, Pease, Gumennik, Jones, Isham, Wang  
NAY: None

PASSED

**C. SPECIAL ORDER OF BUSINESS**

**1. Disclosures**

COMMISSIONER ISHAM requested that members make disclosures regarding items on this evening's agenda.

VICE CHAIR JONES indicated that she had abstained in case 2006-074 and would be abstaining from the vote on Resolution 2006-047.

COMMISSIONER WANG noted that he had been previously excused from discussions regarding case 2006-125 and would abstain from that case.

**D. CONSENT AGENDA**

1. Resolutions for Approval: 2006-043 (case S-11491), 2006-044 (case 2006-065), 2006-049 (case 2006-129), 2006-051 (case 2006-074)
2. Introduction for Public Hearing
3. Site/Landscape Plan Approval
4. Time Extensions/Expedited Public Hearings; Minor Conditional Use Amendments
5. Other
  - a. Joint meeting with Urban Design Commission to review the new parking structure and skywalk adjacent to the new convention center
  - b. Case 2006-130 Proposed General Government 2007-2012 Capital Improvement

COMMISSIONER DOUGHERTY asked for further discussion of the interior. MR. PFEFFER stated that one side is horizontal, while the other three are sloping. He explained that a camelback solution was required in order for unload times to go below 24 minutes at peak. That dictates a design that is similar to the 6<sup>th</sup> Avenue Garage. If the garage had a single entry point and single exit point without a center crossover, the unload time was 50 minutes. If the building were spread to the 300 foot length and width of the lot, there are greater distances to accomplish slopes, but the sidewalks would be much narrower.

COMMISSIONER JOYNER asked whether there has been consideration of landscaping on the open rooftop. She also asked for discussion of the landscaping at the ground level. MR. PFEFFER stated there was some consideration of landscaping at the roof, but it would have required a roof over the top level of parking. That added considerable cost. There was also consideration of snow chutes to plow the roof. Because of the nine-story height and the need to coordinate a loader at the street level, consideration was given to heat snow, but ultimately the decision was made to use the system that other garages use which is plowing to one side. Street trees are not shown on F Street and E Street until decisions are made for those projects. The intent is for landscaping to not block visibility into retail. The emphasis has been on wide, heated, and partially covered sidewalks for pedestrian movement.

MR. POTTER asked that Commissioners provide any further comments over the next week by either contacting him or Mr. Pfeffer.

#### G. PUBLIC HEARINGS

1. 2006-125 Eklutna, Inc. A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

VICE CHAIR JONES explained that only five members of the Commission were able to act on this case, constituting a short body in that the affirmative vote of all members would be required for any motion to pass. She asked whether the petitioner in case 2006-125 wished to proceed or postpone, given that new commissioners have been appointed and it is anticipated

they will be confirmed in the near future. She noted for the benefit of other petitioners that it is the Commission's custom to offer an opportunity to postpone when there is not a full compliment of members.

TIM POTTER, representing the petitioner, conferred with his client.

The petitioners in the remaining cases indicated the desire to proceed this evening.

MR. POTTER asked to what date case 2006-125 would be postponed, if that were the petitioner's desire. MS. AUTOR indicated that the next meeting at which there could be nine members of the Commission is November 6, 2006. MR. POTTER noted concern with the length of time to get to the Assembly and asked when Staff could have a resolution from the Commission's action. MR. WEAVER stated that the resolution from the Commission's decision on November 6 could be brought to the Commission at its November 13, 2006 meeting. He noted that the agenda for November 6, 2006 is very full and, if this case is postponed to that date, other cases scheduled for that evening would likely not be heard. MR. POTTER remarked that this case was postponed to this evening at the request of Staff in order for the petitioner to respond to public comment. COMMISSIONER PEASE voiced concern that the Municipality has not received comments from ADOT regarding transportation issues and the fact that there were public concerns with traffic flows and transportation situation. She stated she would be hard pressed without that information to make a good recommendation on that part of the project. Through questioning by COMMISSIONER COTTEN, Mr. Weaver gave assurance that the Commission's resolution could be brought before it on November 13, 2006. MR. POTTER opted to postpone case 2006-125 to November 6, 2006. He offered to conduct a tour of the site as a public session, if the Commission so desires.

COMMISSIONER PEASE moved to postpone this case to November 6, 2006 under Old Business. COMMISSIONER ISHAM seconded.

AYE: Cotten, Pease, Gumennik, Jones, Isham  
NAY: None  
ABSTAIN: Wang

PASSED

**PLANNING & ZONING  
COMMISSION  
MEETING**

**October 2, 2006**

**Late Comments received after  
Delivery of PNZ Packet**

**G.1. Case 2006-125  
Powder Ridge Rezone**

Double-sided

# Zoning and Platting Cases On-line

## View Case Comments

[Submit a Comment](#)

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

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

**1. Select a Case:** 2006-125

[View Comments](#)

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**2. View Comments:**

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### Case Num: 2006-125

Rezoning to PC Planned community district

**Site Address:** 14524 TERRACE LN

**Location:** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

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

## Public Comments

**10/2/06**

Jill Flanders Crosby  
17641 Almdale Ave  
Eagle River AK 99577

Let me first say that I respect the intention to try to develop this land with concern for trail use, access to the park and the preservation of the wetlands. That said, however, there are some important concerns that need to be raised. The first is the wetlands issue. I have not been able to compare the "wetlands oasis" boundary lines as drawn by Dowl with the actual existing wetlands characteristics at this writing. These wetlands shift dramatically depending on the beaver activity in the area. Beaver ponds come and go increasing the size of, or diminishing the size of wetlands "pond" parameters. I am also concerned about the location of the "commercial" development. In no way should this be located such that it abutts Terrace Lane, or that traffic exits out to Terrace Lane. Why is there a move to move commercial activity over towards a a quiet neighborhood with a long history of a rural characteristic. Let alone, traffic exiting onto Terrace, a steep hill, raises many issues for traffic problems fo those who live in the current neighborhood and quite often are slipping and sliding down that hill as it is. If that becomes a place where traffic is exiting, it is a recipe for many, many accidents. Access should be along the Powder Ridge road, and should be through any part of the existing rural neighborhood. I find the density planned beyond in keeping with the history of the existing neighborhood. Can it not be recommended that what should be allowed is closer to the 1550 units, and even less as compared to the 3066 units that are proposed? This property proposed for PC zoning has many fragile characteristics, wetlands not withstanding, and is home to many types of wild animals, multiple trails, and is heavily used by people on a daily basis who access the lands via these trails. Please consider lowering the dsensity of the development and have respect for trails in existence. These trails need to be kept available for access. The plan calls for trails that will

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be considred "private" I wonder, how is this going to be enforced?

# Zoning and Platting Cases On-line

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

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

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Municipality of Anchorage  
Zoning Division

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## 2. View Comments:

**Case Num: 2006-125**

Rezoning to PC Planned community district

**Site Address: 14524 TERRACE LN**

**Location:** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

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

## Public Comments

**10/29/06**

robert clark

14740 terrace lane

eagle river ak 99577

We are relatively new here, -5 years. We purchased our home because we liked the rural atmosphere. we were under the impression all future developments would retain this rural atmosphere. A few week ago there was a nice article in the Alaska Star telling how the Aklutna Coperation belived in keeping the "rural " atmosphere of the area. Thier idea of rural (3600 units on 404 acres) is much different than anyone else I've talked to or mine!! That sounds more like New York high rises to me. I do understand it is thier property to develop, but I would hope they will reconsider thier current plans and do as they said in the Star and keep the rural atmosphere. I'm sure they can make just as many dollars by keeping the lot size 1/3 or 1/2 acre each. Yes each lot would cost more, but that has not slowed the demand for homes in this area yet. We were willing to pay the extra \$ to get into a rural area and so will others. Respectfully-- Robert Clark

**10/29/06**

Mark &amp; Lynn Schmidt

14800 Terrace Lane

Eagle River AK 99577

After reviewing Eklutna's proposed development of this tract we have several concerns. This Birchwood neighborhood does not have any commercial development. That's one of many factors that make it attractive to live here. The larger lots and rural feel of this area is a plus. Adding commercial development on Terrace Lane would be a significant detractor. The potential for a huge increase in traffic on Terrace Lane is a serious concern. We don't want any roads

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feeding on to Terrace Lane. There is sufficient traffic and vehicular speeds are already in excess of the posted speed limits. The steep grade of the hill causes many of us to slide in wintertime. The addition of roads accessing Terrace Lane would greatly increase the potential for accidents. We purchased our home because of the size of the 1/2 acre lot, the rural location, lack of commercial development, and the woods and trails behind the property. We hate to see the property developed at all but understanding that it will be, we feel that the current proposal from Eklutna will negatively impact our neighborhood. This is not an area of row houses, town houses, apartments, condos or business/commercial buildings. The development of this area under the current zoning would be a better alternative to fit with Birchwood and Chugiak's comp plans. There is a need for housing developments on 1/2 acre lots and such a plan would fit with the existing neighborhood. 3,500 square foot lots are not in keeping with the nature of this community. There is access to the existing parks, views of the mountains exist from many areas of our neighborhood, the trails are used extensively and all of this would end with the proposed development. We live in Alaska to have views of Mt. McKinley not row housing. It is not unreasonable to expect the largest landowner in Eagle River to consider the nature of the existing community and mitigate any negative impact of its development when the potential for a profitable development already exists under the current zoning regulations. There will be no positive impact on our neighborhood should this tract be developed as proposed. This type of high density housing will only create noise, traffic, and an urban type environment for those of us who live here to avoid just that.

**PLANNING & ZONING  
COMMISSION  
MEETING**

**October 2, 2006**

**Supplemental Information**

**G.1. Case 2006-125  
Rezone PC-Powder Ridge**

Double-sided

Municipality of Anchorage  
Planning Department  
Planning and Zoning Commission

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SEP 25 2006

Municipality of Anchorage  
Planning Division

**Re: Public Comment**  
**Case #2006-125 Rezoning to PC Planned community district**

**Site Address: 14524 TERRACE LN**

**Location:** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A.

September 22, 2006

Tallak & Elizabeth Maakestad  
17620 Pioneer Drive  
Eagle River, Alaska 99577

**Comments:**

We support the general circulation plan submitted, of a street system consisting of a main loop connecting to Terrace Lane (the frontage road off of the North Eagle River Interchange) with several cross connections. We definitely agree that street connections should not be made to the adjoining low density neighborhoods. We like the idea of the lots having trail access to the parkland to the north, and a focus on a more rural feel.

However, that general plan starts to lose its effectiveness when the dwelling density increases to the high end of the range they are proposing. Currently, they are allowed 1550 dwelling units, and this should not be increased. If anything, it should be less. The maximum they are proposing is 3066 units, and with a family size of four to six people would allow 12,264 to 18,396 people to live on that 404 acres. That is absurd! That runs contrary to the Eagle River philosophy of a small town feel, and will destroy the rural nature of that area. It will also create too much traffic for the area, unduly burden the utilities' infrastructure, and cause other related problems.

We oppose the proposal to trade eight acres of the adjoining park land on top of the hillside to Eklutna in exchange for a school site on the development. Three months ago, we moved our family from a fairly high density area in Anchorage (Strawberry Meadows), out to a 1.1 acre lot on Pioneer Drive because we identified with the country setting away from the city and identified with the rural philosophy of the area residents. (We both grew up in the country.) Before deciding to purchase the home, we checked with the Municipal Planning Department as to the status of the adjoining parkland (our property adjoins the park at the base of the hill below the eight acres Eklutna has suggested for a possible land trade). No mention of a possible land trade was made.

We were told by the Planning department personnel that the Municipality definitely planned to keep the property as parkland, that the park was heavily used by cross country skiers and recreational users year round. The planners said the local residents would vehemently oppose losing *any* of the park land. On the strength of this information, and

the fact that the comprehensive plan did not identify the area for anything other than a park, we purchased our home. Since we have lived here, we have come to enjoy the park along with all of the other recreational users we have met. If the Municipality made the trade, we would feel totally betrayed by the Municipality. Please do not do this. We have talked with a number of our neighbors, and none of them support this.

The proposal would cause most of the trees at the top of the hillside to be cut down, and bring in 25 to 50 houses to overshadow the remaining park below. This will be a severe blight on the aesthetics of the park. It would also eliminate eight more acres of park land at the level of the homes on top of the rise. When the development of the 404 acres is completed, *all* of the adjoining recreational land will be needed to serve the great number of residents in the development. Keeping it park land will allow all of the area residents to enjoy the view of the mountains to the north, not just a select few. The hillside feature could be a great asset to the park's trail system. It is also important to provide a buffer between the high density development and the adjacent rural parcels.

Additionally, I have estimated the amount of land actually on the top of the hill from scaled aerial photographs I obtained from a local aerial mapping firm, and I believe it is only about six acres and not eight acres. The Eklutna water main bisects the property, and a 50 foot right-of-way to protect the pipeline would remove another half an acre from any development. So the land swap would not be very beneficial for Eklutna. I believe they would be better served for it to remain as park land available for recreational use of their planned adjoining residents. The proposed development would generate enough of a tax base to cover the cost of purchasing a school site in the unlikely event that another parcel of land is not available for a trade.

Further study may be needed to confirm whether the optimum location for a school site is on this development, or whether it would be better to find enough land to build several schools (elementary/middle/high) that could share bussing and other resources, thereby saving long term operational costs. The proposed land itself should be studied (soils and topography) to confirm that development costs won't be excessive.

At the Chugiak Community Council meeting we attended to voice our oppositions as outlined above, Eklutna's representatives made their presentation and talked about their philosophy. They spoke of their philosophical connections to the land, a rural outlook, and yet they want to serve their shareholders by providing buildable lots. After reviewing their plans, I suggest that Eklutna consider running the loop road farther to the south, and run several local cul-de-sacs northward to the northern portion of the property and subdivide 1-acre lots with wells and septic off of these rural streets. This should cut down on the development costs of that area and provide some affordable rural lots as part of the development. It will also add a buffer transition to the denser areas of the development. I think their overall ideas on density are excessive and should be scaled back to a more reasonable limitation in line with the community values.

Thank you,

Tallak D. Maakestad, PLS

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Thank you,

Tallak D. Maakestad, PLS

# Zoning and Platting Cases On-line

## View Case Comments

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

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

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**Case Num: 2006-125**

Rezoning to PC Planned community district

**Site Address:** 14524 TERRACE LN

**Location:** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

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

## Public Comments

**9/22/06**

 Linda Kovac  
Chugiak

Public Comments on the Eklutna Powder Reserve Traffic Impact Analysis --- (1) Residential Density of "PR C/MU1 Commercial/Mixed Use" Zoning District --- The Eklutna Powder Reserve Traffic Impact Analysis (Pg. 32, Table2) estimates the number of trips according to land use showing typical trip generation data for the "General Office Building" and "Specialty Retail Center" land uses. However, these calculations do not provide for the number of residential units that are likely to be built in this "PR C/MU1 Commercial/Mixed Use" zoning district. According to the DOWL Master Plan (Appendix C, Pg. 22), the residential development in this zone is intended to provide medium to high density residential development." Therefore, the number of trips calculated for these two land uses are probably low. --- (2) Level of Service at Intersections --- The Eklutna Powder Reserve Traffic Impact Analysis (Pg. 31) states that if, on the date of application, the existing LOS is D or poorer then a lower minimum LOS than D is acceptable if the operation of the highway does not deteriorate more than 10 percent in terms of delay time from the LOS before the development's opening date. Be aware however, that the MOA has adopted a policy for Chugiak-Eagle River than requires a LOS "C" for peak hour traffic flow. This policy has been in effect for many years and is reiterated in the Chugiak-Eagle River Transportation Plan Public Review Draft (Pg 8) which states: "E. Level of Service Policy -- Adopt a Level of Service (LOS) C for peak hour traffic flow on the roadways within the Chugiak-Eagle River area. Exceptions may be made in areas where the cost of right-of-way acquisition is high due to intense urban development. (LOS C provides for traffic flow with speeds still at or near the free flow speed of the roadway. Freedom to maneuver within the traffic stream is noticeably restricted at LOS C.)" Only in the case where the cost of right-of-way acquisition is high due to intense urban development can the LOS be poorer than C in Chugiak-

042

Eagle River. In the case of this TIA, there is no such issue with right-of-way acquisition. Therefore, the developer should be subject to road and intersection improvements where site-generated traffic would cause the LOS at such locations to be D or poorer. Also, the Eklutna Powder Reserve Traffic Impact Analysis (Pg. 32) misidentifies the existing LOS for the intersection of "SB Glenn Hwy Ramp/Eklutna Park Dr" as LOS E at the P.M. Peak and LOS F at the A.M. Peak. In fact, the LOS at this intersection can be no poorer than LOS C for the following reason. The Chugiak-Eagle River Transportation Plan Public Review Draft (Pgs. 22-23) states: "At the present time, none of the intersections in Chugiak-Eagle River is overcapacity, although the Old Glenn Highway/Eagle River Loop Road intersection currently experiences a poor level of service (LOS D) during the PM Peak... An analysis of intersections using projected traffic volumes, however, reveals that at least four intersections will be over capacity within the next 20 years.... most of these problem intersections are located along the Old Glenn Highway where it traverses the downtown core of Eagle River. As Chugiak-Eagle River grows, the number of trips from the residential growth areas (Powder Reserve, Eagle Crossing, etc.) to the downtown core will increase...As a result, these intersections will soon become overburdened and increase delays." --- (3) Conclusions --- The Eklutna Powder Reserve Traffic Impact Analysis (Pgs. 33-34) lists multiple recommendations for improvements to existing roads and intersections to adequately handle the Powder Reserve's anticipated traffic. All costs for these improvements should be borne by the developer.

**View Case Comments**[Submit a Comment](#)**\*\* These comments were submitted by citizens and are part of the public record for the cases \*\*****Questions?** If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.**1. Select a Case:** 2006-125[View Comments](#)

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**2. View Comments:**MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION**Case Num:** 2006-125

Rezoning to PC Planned community district

**Site Address:** 14524 TERRACE LN**Location:** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.[Details](#) | [Staff Report](#) | [submit a comment](#)**Public Comments****9/25/06**

Tallak Maakestad

17620 Pioneer Drive

Eagle River AK 99577

We support the general circulation plan submitted, of a street system consisting of a main loop connecting to Terrace Lane (the frontage road off of the North Eagle River Interchange) with several cross connections. We definitely agree that street connections should not be made to the adjoining low density neighborhoods. We like the idea of the lots having trail access to the parkland to the north, and a focus on a more rural feel. However, that general plan starts to lose its effectiveness when the dwelling density increases to the high end of the range they are proposing. Currently, they are allowed 1550 dwelling units, and this should not be increased. If anything, it should be less. The maximum they are proposing is 3066 units, and with a family size of four to six people would allow 12,264 to 18,396 people to live on that 404 acres. That is absurd! That runs contrary to the Eagle River philosophy of a small town feel, and will destroy the rural nature of that area. It will also create too much traffic for the area, unduly burden the utilities' infrastructure, and cause other related problems. We oppose the proposal to trade eight acres of the adjoining park land on top of the hillside to Eklutna in exchange for a school site on the development. Three months ago, we moved our family from a fairly high density area in Anchorage (Strawberry Meadows), out to a 1.1 acre lot on Pioneer Drive because we identified with the country setting away from the city and identified with the rural philosophy of the area residents. (We both grew up in the country.) Before deciding to purchase the home, we checked with the Municipal Planning Department as to the status of the adjoining parkland (our property adjoins the park at the base of the hill below the eight acres Eklutna has suggested for a possible land trade). No mention of a possible land trade was made. We were told by the Planning department personnel that the Municipality definitely planned to keep the property as parkland, that the park was heavily used by cross country skiers and recreational users year round. The planners said the local residents would vehemently oppose losing any of the park land. On the strength of this information, and the fact that the comprehensive plan did not identify the area for anything other than a park, we

041

purchased our home. Since we have lived here, we and all of our children have come to enjoy the park along with all of the other recreational users we have met. If the Municipality made the trade, we would feel totally betrayed by the Municipality. Please do not do this. We have talked with a number of our neighbors, and none of them support this. The proposal would cause most of the trees at the top of the hillside to be cut down, and bring in 25 to 50 houses to overshadow the remaining park below. This will be a severe blight on the aesthetics of the park. It would also eliminate eight more acres of park land at the level of the homes on top of the rise. When the development of the 404 acres is completed, all of the adjoining recreational land will be needed to serve the great number of residents in the development. Keeping it park land will allow all of the area residents to enjoy the view of the mountains to the north, not just a select few. The hillside feature could be a great asset to the park's trail system. It is also important to provide a buffer between the high density development and the adjacent rural parcels. Additionally, I have estimated the amount of land actually on the top of the hill from scaled aerial photographs I obtained from a local aerial mapping firm, and I believe it is only about six acres and not eight acres. The Eklutna water main bisects the property, and a 50 foot right-of-way to protect the pipeline would remove another half an acre from any development. So the land swap would not be very beneficial for Eklutna. I believe they would be better served for it to remain as park land available for recreational use of their planned adjoining residents. The proposed development would generate enough of a tax base to cover the cost of purchasing a school site in the unlikely event that another parcel of land is not available for a trade. Further study may be needed to confirm whether the optimum location for a school site is on this development, or whether it would be better to find enough land to build several schools (elementary/middle/high) that could share bussing and other resources, thereby saving long term operational costs. The proposed land itself should be studied (soils and topography) to confirm that development costs won't be excessive. At the Chugiak Community Council meeting we attended to voice our oppositions as outlined above, Eklutna's representatives made their presentation and talked about their philosophy. They spoke of their philosophical connections to the land, a rural outlook, and yet they want to serve their shareholders by providing buildable lots. After reviewing their proposed master plan exhibits they gave us at the meeting, I suggest that Eklutna consider running the loop road farther to the south, and run several local cul-de-sacs northward to the northern portion of the property and subdivide 1-acre lots with wells and septic off of these rural streets. This should cut down on the development costs of that area and provide some affordable rural lots as part of the development. It will also add a buffer transition to the denser areas of the development. I think their overall ideas on density are excessive and should be scaled back to a more reasonable limitation in line with the community values.

**9/25/06**

Bobbi Wells

19213 Sprucecrest Drive

Chugiak AK 99567

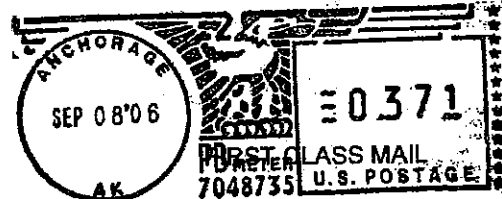
Considering that 60% of the Chugiak-Eagle River area is currently undeveloped, I believe this Plan serves the needs of the landowner, who owns more than 2400 undeveloped acres out here, rather than the needs of this community or this particular 404 acre parcel. While the Master Plan process is a legitimate

045

means of rewriting land use regulations, in no way should it be a development process allowed to ignore the guidelines found in the applicable Comprehensive Plan. Our proposed Comp Plan update is scheduled to come before the Assembly soon. Carried forward from our 1993 plan, is the desired 85/15 ratio of single-family/multi-family. (single family-attached is defined as multi-family). Plus the planned housing ration for build-out on our Land Use Map is 90/10. Eklutna is not in compliance. We even state in our Plan that our intent is that our Comp Plan guide zoning & platting decisions with its stated goals, objectives, policies, & strategies. We stated we want slopes of 25% & up to be protected, to discourage development in the 100 year flood plain (like Fire Creek), to ensure new development is consistent with community character, limit residential height to 35 ft & limit commercial development to 45 ft outside of the Eagle River business district, to provide for adequate snow storage (either a haul site or wide road easements),utilizing transition buffering between rural & urban residential densities, to consider the amount of vacant or underutilized commercial space in the area before new commercial areas are developed. Too much of Eklutna's development standards run contrary to the spirit & letter of our Copmp Plan. I don't feel its a good idea to build beyond current slope chart standards. I have concerns about the wisdom of a homeowners association in Eklutna's affordable hi-rise multi-family development. I fought diligently for height & density limits as well as public open space in our Comp Plan update because I don't want to find out we have created 'road rage' in the living room of compact housing. There's no transition buffering mentioned, only visual landscaping as buffers. Cluster housing allows 70% lot coverage by buildings. Omiting elementary schools & snow storage from conditional uses in residential areas is worrisome. The request for such high percentages of 3500 sq.ft. lots throughout the residential zoning coupled with other listed 'compaction' features does nothing to make me believe they have this communities' best interests at heart. The hi-rise condo/row housing proposed in the PR-MF3 is too intrusive & out of character with this community. I prefer that the PR-MF3 be rejected & that PR-MF1 be substituted for the 15 acres Eklutna is proposing. The PR-CMU also desires residential at the MF3 standard which I would rather see at MR1 or 2 with a 35 ft height limit. I have a concern when this district says, "all other uses are unrestricted". When speaking of the business use in the TIA, it discusses 5000 sq.ft. of specialty retail as well as an identical amount of general office building use. The former Master Plan they are changing only allowed 30,000 sq.ft. total of business use & it has to be neighborhood serving. I prefer to see any business use border Eklutna Park Drive since this street has a greater carrying capacity & safety points that the frontage road leading to Terrace Lane. Count that be considered? Connections directly to the NW quarter of Section 25 &/or to the adjacent Birchwood neighborhood is very much opposed..do not consider or design such connections until we have been under the new Title 21 regulations for a number of years. We haven't been able to correct some of the former mistakes we have made in other developments without expenditures of hugh amounts of money..and property owners suffered. Twice. Please set a maximum limit on the total number of dwelling units in Tract 40A. Eklutna has suggested they can live with 1500. The above are my individual comments as Birchwood council will not meet until Sept 27th altho Birchwood members did attend the presentation by Dowl Engineers at the Chugiak Council meeting. Chugiak Council comments mirrored Birchwood's concerns.

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

RESORTS  
FIRST CLASS



051-312-21-000  
NEWBURY ANN  
PO BOX 772101  
EAGLE RIVER, AK 99577

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SEP 27 2006

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

## NOTICE OF PUBLIC HEARING -- Monday, October 02, 2006

Planning Dept Case Number: 2006-125

The Planning and Zoning Commission will consider the following.

CASE: 2006-125  
PETITIONER: Eklutna, Inc.  
REQUEST: Rezoning to PC Planned community district  
TOTAL AREA: 403.5 acres  
SITE ADDRESS: 14524 TERRACE LN  
CURRENT ZONE: PC Planned community district  
COM COUNCIL(S): 1---Birchwood 2---Eagle River 3---Chugiak

LEGAL/DETAILS: A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, October 02, 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](http://www.muni.org) by selecting Departments/Planning/Zoning and Platting Cases.

Name: Ann L. Newbury  
Address: Po Box 772101, Eagle River AK 99577  
Legal Description: Lot 127 15N R2W  
Comments: Planning any commercial in 40A is a bad idea. It will create sprawl for ER.  
There is a dedicated boundary of 80' on the east side. No roads and no build should cross any of that.  
Trails are not planned in a wild corridor - just streets & side-walks. More trails of a wild nature will enhance your unhappy development of a lovely wild area.  
REZONING/RESIDENTS-PLANNING COMMISSION  
2006-125

047

Continued

I would like to know why this masterplan is only for tract 40A. You were requested by MOA to write a masterplan for all your holding in the old railroad site; not just 40A so we can see the bigger picture.

There are - as you have noted - lots of wetlands in the lower areas. Those are fish streams so be careful how densely you plan to build next to them.

Any height in buildings near the lowest curve in Terrace lane will impact the view of Mt. McKinley from the overpass of the highway. Not a good plan to ruin good views.

I suggest you sell this holding to the Alaska Nature Conservancy and let the wetlands stay undisturbed and leave a home for the wild things in our world.

Ann Newbury

PO Box 772101

Eagle River, AK 99577

Lot 127, T15N R2W

# STATE OF ALASKA

## DEPARTMENT OF NATURAL RESOURCES

DIVISION OF MINING, LAND AND WATER  
DAM SAFETY AND CONSTRUCTION UNIT

**FRANK H. MURKOWSKI,**  
**GOVERNOR**

550 W. 7th AVENUE SUITE 1020  
ANCHORAGE, ALASKA 99501-3577  
PHONE: (907) 269-8636  
Fax: (907) 269-8947

September 25, 2006

Municipality of Anchorage  
P. O. Box 196650  
Anchorage, AK 99519-6650

Attention: Department of Planning

**RECEIVED**

**SEP 27 2006**

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

**RE: REZONING CASE 2006-125**

Greetings:

The Dam Safety and Construction Unit (Dam Safety) of the Alaska Department of Natural Resources is providing the following information regarding the potential rezoning of the property near Terrace Lane and the Powder Ridge Subdivision in Eagle River, Alaska, as referenced above. Please note that a portion of the area under consideration is adjacent to Fire Creek. Fire Creek is at risk of flooding should the dam at Lower Fire Lake fail for any reason. To our knowledge, an accurate inundation map of the area subject to flooding has not been developed.

Consequently, Dam Safety recommends that the Municipality of Anchorage (MOA) consider the additional risks that the property in this area is subjected to because of the Lower Fire Lake Dam. Development should be restricted accordingly, either by creating an undeveloped buffer zone some distance beyond the 100 year flood plain, or by restricting development within the dam break inundation zone, or by including the dam break inundation zone on the subdivided, real estate disclosures.

In any event, because the Lower Fire Lake Dam is owned by the MOA, the MOA is responsible for the consequences should the Lower Fire Lake Dam fail. Please call me at (907) 269-8636 with any questions.

Sincerely,



Charles F. Cobb, P. E.  
State Dam Safety Engineer

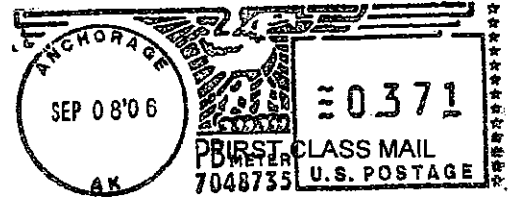
Cc: Ms. Christy Miller, ADCCED

D/F:/my/dam/projects/lowerfirelake/2006/MOA092506.doc

049

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

RESORT  
FIRST CLASS



051-962-08-000  
PAGE DANIEL D & CORDULA D  
13517 KONRAD CIRCLE  
EAGLE RIVER, AK 99577

RECEIVED

SEP 27 2006

MUNICIPALITY OF ANCHORAGE  
PLANNING DIVISION

## NOTICE OF PUBLIC HEARING - - Monday, October 02, 2006

Planning Dept Case Number: 2006-125

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

CASE: 2006-125  
PETITIONER: Eklutna, Inc.  
REQUEST: Rezoning to PC Planned community district  
TOTAL AREA: 403.5 acres  
SITE ADDRESS: 14524 TERRACE LN  
CURRENT ZONE: PC Planned community district  
COM COUNCIL(S): 1---Birchwood 2---Eagle River 3---Chugiak

LEGAL/DETAILS: A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, October 02, 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](http://www.muni.org) by selecting Departments/Planning/Zoning and Platting Cases.

Name: Daniel Page  
Address: 13517 Konrad Cir Eagle River AK 99577  
Legal Description: Lot 8 Block 8 Powder Ridge  
Comments: I Recommend that you do not Re Zone this Area for Eklutna inc  
until they or the Muni finish the Planned Roads in Powder Ridge. This  
Petitioner is Developing Phases 5-6-7 in Powder Ridge with out completing  
The Planned main Access Road, Powder Ridge Drive is still not complete. Surprisingly  
there are drainage problems but the 18 wheel trucks work in new Areas. Have  
no problem driving on it ?? Current Access is on Vasili or Konrad Dr and these  
Roads can not handle the traffic that the new  
Houses will bring. Finish Powder Ridge before  
Developing of Terrace Ln.

REZONING/RESIDENTS--PLANNING COMMISSION  
2006-125

# 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

SEP 28 2006

1. Select a Case: 2006-125

[View Comments](#)

2. View Comments:

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

**Case Num:** 2006-125

Rezoning to PC Planned community district

**Site Address:** 14524 TERRACE LN

**Location:** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

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

## Public Comments

9/28/06

Ann Newbury

PO Box 772101

Eagle River AK 99577

This is beautiful land full of natural water ways, woods and well used trails. The history of this parcel goes back to the original railroad ownership and was federal, therefore never to be developed. Of course the native claims act and the sale of the railroad to state ownership changed all that. However, trails were well established in the early 1970's and have been well used ever since by dog mushers, hikers, equestrians, and even sadly, motorized vehicles. Everyone who walks those trails seems to take care of them. Most of us encourage the motorized vehicles to NOT use those trails because they destroy the fragile land. Because people come from all over the Anchorage area to walk on these trails I think it is VERY important to keep trails available as the land is developed. This parcel abutts the NW1/4 of section 25, which abutts the Beach Lake Park, a regional park used by city wide populations. Because the trails on this Eklutna tract A have been so well used over such a long period of time it is imperative that the trails be kept open and available and contiguous. There should be no street connection with the park area, no street connection with the surrounding rural neighborhood and only street connection to the Powder Ridge road at the bottom of the hill. Any connection of roads with Terrace lane will cause a lot of traffic congestion at the terrace lane-powder ridge intersection. Probably a light will be needed there. The density of this development is a far cry from any love of the land, respect for the wild animals, preserving of wetlands, or even respect for the view of Mt. McKinley as you come over the highway at north eagle river. High buildings and high density are an antithesis to respect for both the land and the exisiting population. Not all of Eagle River has to be overdeveloped; not everyone wants to live in clumps of humanity; not everyone wants to see the wildlife and walking areas destroyed. In truth, I suggest that Eklutna offer this

051

land to the Alaska Nature Conservancy as a token of their awareness that open space within the populated community is healthy for all. New York city would be nothing without central park. I suggest that the conservancy would both pay something for the land as well as provide a financial break to the Eklutna corporation and then the community would be well served and Eklutna would regain some respect as a preserver of the gorgeous land that makes Alaska the best place in the world to live.

**DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT**  
**PLANNING STAFF ANALYSIS**  
**REZONING**

**DATE:** October 2, 2006

**CASE NO.:** 2006-125

**APPLICANT:** Eklutna

**REPRESENTATIVE:** Dowl Engineers

**REQUEST:** Amendment to Powder Reserve Tract 40A Master Plan

**LOCATION:** Powder Ridge Subdivision, Tract 40A, per Plat 98-80: generally located on the north side of Eklutna Park Drive/North Eagle River Access Road and west of Terrace Lane (frontage road) consisting of approximately 404 acres. (Tract 40A consists of former Development Tracts A, E, D, F, G, H, I, J, K, L per AO 94-235(S-1)(aa)(as corrected)

**SITE ADDRESS:** N/A

**COMMUNITY COUNCIL:** Eagle River; Birchwood

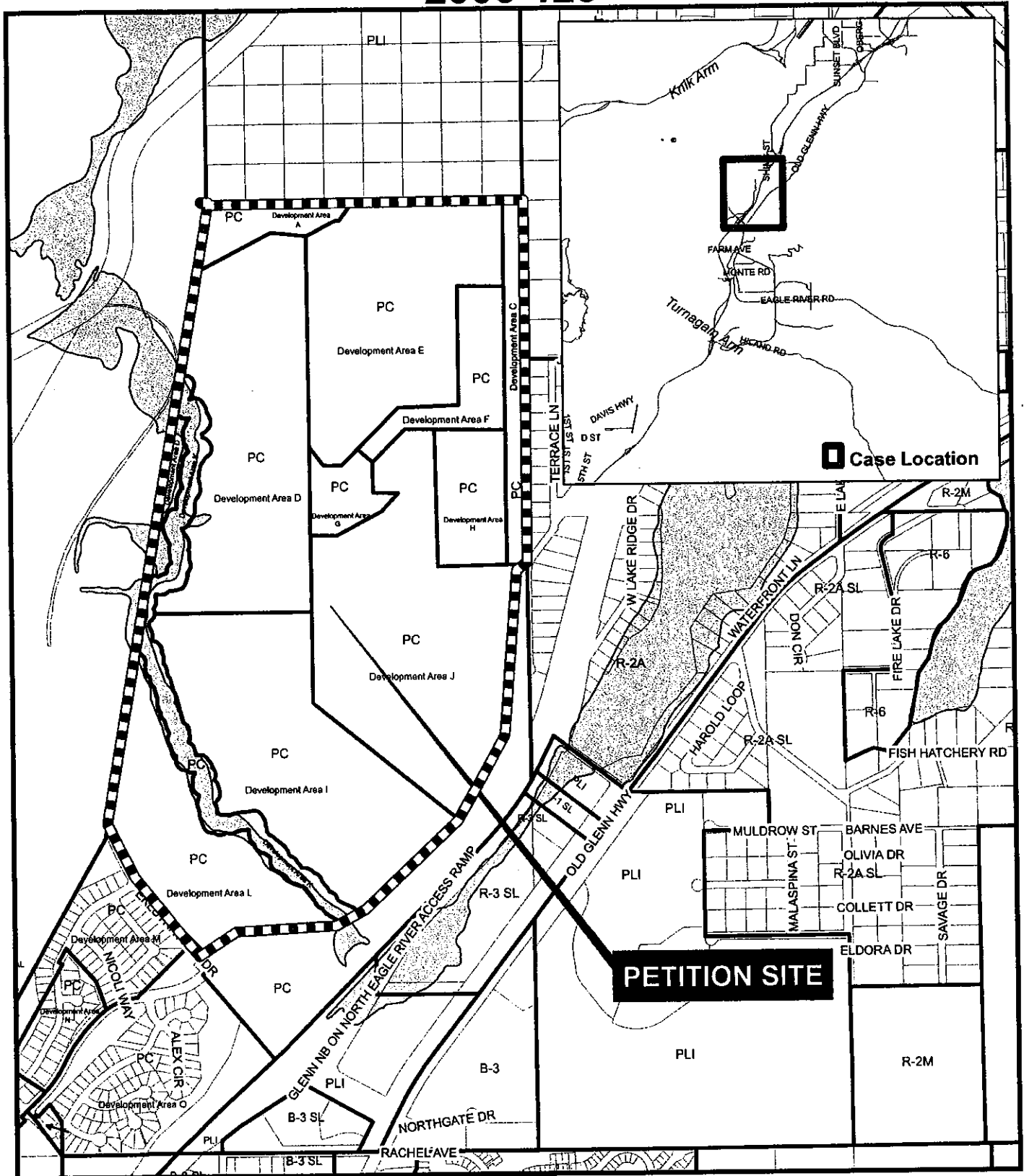
**TAX NUMBER:** 051-631-58

**DEPARTMENT RECOMMENDATION:** Approval

**ATTACHMENTS:**

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

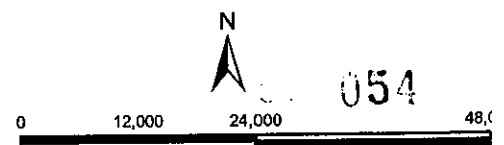
# REZONE 2006-125



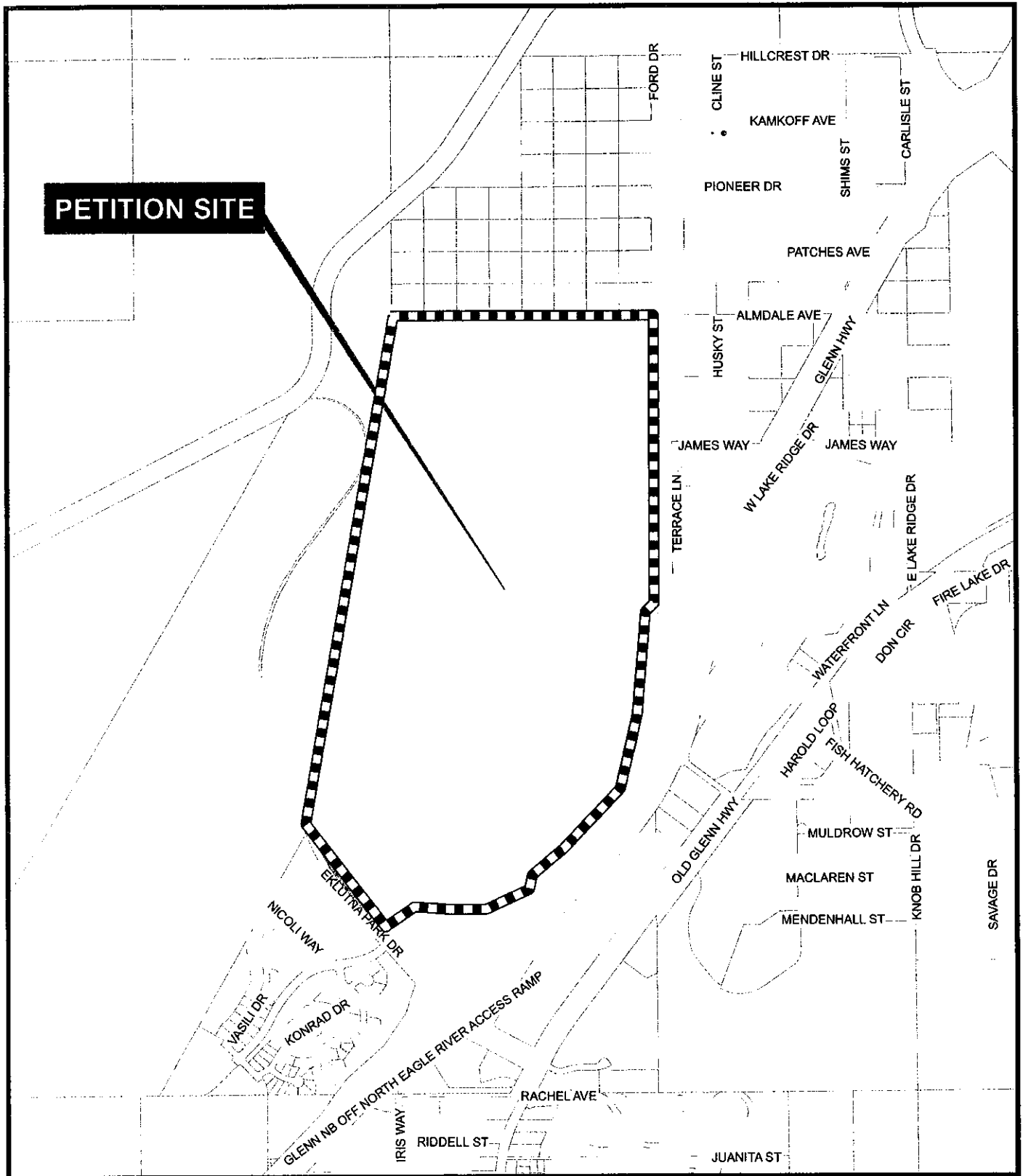
Municipality of Anchorage  
Planning Department

Date: July 21, 2006

**Flood Limits**  
 100 Year  
 500 Year  
 Floodway






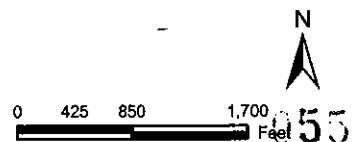
# REZONE 2006-125



Municipality of Anchorage  
Planning Department

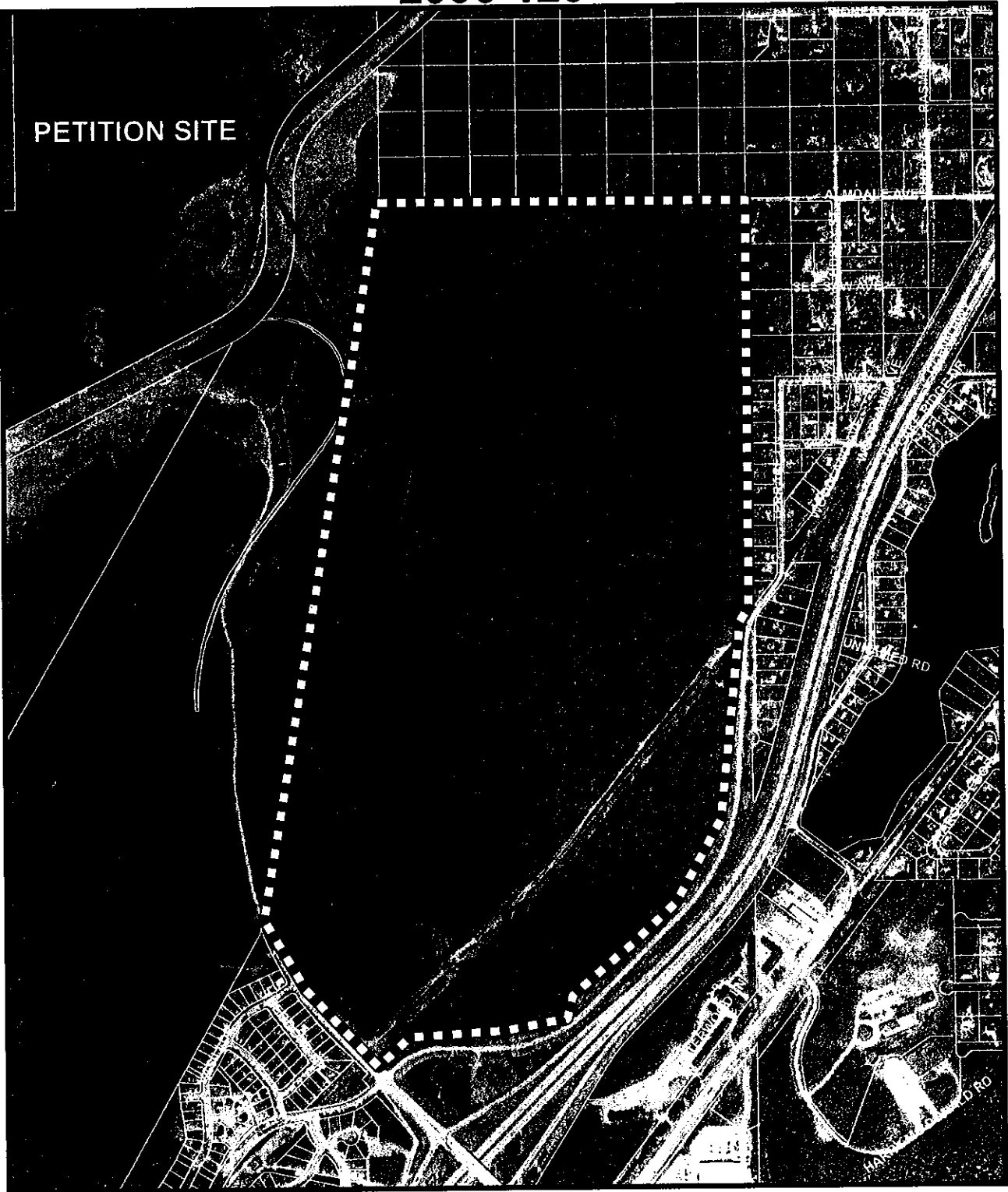
Date: July 21, 2006

-  Single Family
-  Multi-Family
-  Mobile Home Park



2006-125

PETITION SITE



Municipality of Anchorage  
Planning Department

Date: July 21, 2006



**SITE:**

Acres: 404 +/- acres  
Vegetation: Birch, Spruce, Willow  
Zoning: PC  
Topography: Fire Creek and associated wetlands bisect Tract 40A; Slope ranges from gentle to very steep, over 45 degrees and are approximately 1,000 feet wide extending through center of the northern end of property with elevation change from 180 feet near Fire Creek to almost 400 feet in the eastern portion of site.  
Existing Use: Undeveloped; ASC Wireless Cell Tower  
Soils: Public water and sewer available  
Low to Moderately Low Seismic Hazard zone  
West Fire Creek Class C Developable Wetlands

**CHUGIAK - EAGLE RIVER COMPREHENSIVE PLAN: Anchorage 1993**

Classification: Mixed Use  
Density: None Indicated

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI	R-2A/R-6	PC	Transition
Land Use:	Section 25	Single Family	Single Family: Powder Ridge Subdivisions, Phase 1, 2 and 3	ARRR and Military

**RELATED PROPERTY HISTORY:**

02-14-95 PC Zoning Rezoning of approximately 530 acres for Tract A of the Powder Reserve, from "T" (Transition) to PC (Planned Community). AO 94-235 (S-1)(aa)(as corrected 5/4/95). (Case 93-022)

05-19-98	AO 98-54	Ordinance removes Tract A from the requirement to become part of the MOA's Building Safety Service Area, and Snow Removal and Disposal be provided said property by special assessment district, and amends AO 94-235(S-1) requirements for Street Light Maintenance and Operation.
06-02-98	AO 98-97	Ordinance submitting to the Qualified voters of the Anchorage Fire Service Area a ballot proposition to de-annex Tract A, Powder Reserve, and submitting to the qualified voters of the Chugiak Fire Service Area a ballot proposition to annex Tract A to the Chugiak Fire Service Area.
07-21-98	Plat 98-80	Powder Ridge ( 489.79 acre, containing 50 lots and 9 tracts)
02-09-99	AO 99-2	Ordinance amending AO 94-235(S-1), to add Matanuska Electric Association (MEA- Utility Substations as a permitted use to Development Area J and delete MEA Utility Substations as a permitted use from Development Area L. (Case 93-022-3)
02-09-99	AO 99-4	Ordinance amending zoning map and providing for the rezoning from PC to B-3 for Tract 1, Powder Reserve Subdivision. (Case 99-001)
01-09-01	AO 2000-143(S-2)	Ordinance amending AO 94-235(S-1) (aa), to amend the standards of development and site layout previously adopted in the Master Plan for Tract A of the Powder Reserve. (Case 00-013)
03-05-02	AO 2002-7	Ordinance amending PC zone for Tract 1 and a portion of Tract 7, Powder Ridge Subdivision (Plat 98-80) to modify the Master Development Plan and design standards for Development area "O", and for Development Area "P". (Case

2001-103)

07-12-02	Plat 2002-77	Powder Ridge Phase 2 (containing 16.247 acres, 20 lots and 1 tract)
10-03-03	Plat 2003-143	Powder Ridge Phase 3 (containing 37.30 acres, 64 lots and 4 tracts)
11-09-04	Plat 2004-136	Powder Ridge Phase 4 (containing 23.06 acres, 27 lots and 5 tracts)
05-25-05	S-11349	Preliminary Plat Powder Ridge Phase 5 (containing 54.67 acres, 32 lots, 3 tracts.)

**INTRODUCTION:** The PC (Planned Community) district is intended to provide a system of land use regulation for large tracts of land which is under unified ownership or development control. The purpose of this district classification is to provide for and allow flexibility in the selection of land use controls for the specific site proposed for PC District classification while protecting the public health, safety and welfare by ensuring that the development will be consistent with the comprehensive plan and the holding capacity of the land. A PC district ordinance establishes the design and character of the development permitted within the district by specifying certain land use controls as part of the zoning map amendment process. Any use or conditional use may be permitted in a PC district as provided in the ordinance establishing a particular PC district. Any use not permitted by the ordinance creating the PC district is prohibited. The design and character of permitted development are determined in accordance with an approved master development plan.

**BACKGROUND:**

Tract A of the Powder Reserve is zoned PC district and has an Assembly approved Master Plan<sup>1</sup> (hereafter referred to as the 2002 Plan). The initial Master Plan was approved in 1994 and had subsequent amendments. The 2002 Plan calls for a total of 1,931 units on the 530 acre site, an overall density of 3.64 acres. The site was divided into 17 development

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<sup>1</sup> AO 94-235(S-1)(as corrected on May 4, 1995) and AO 2002-7

areas:

- 9 residential development areas consisting of 448 acres (Areas D, E, I, J, L, M, N, O and P);
- 5 undisturbed areas consisting of 59 acres (A, C, G, K and Q);
- 30 acres of public use areas (school and park) (area F and H).

Eklutna Park Drive, an east-west road, divides the developed/developing areas to the south from the undeveloped areas to the north. Plat 98-80 created:

- 7 tracts and 50 lots south of Eklutna Park Drive (identified in the 2002 Plan as Development areas M, N, O, P and Q).
- 404 acre undeveloped petition property, Tract 40A, which is located north of Eklutna Park Drive.

This zoning amendment will amend the 2002 Master Plan and apply only to the 404 acres of Tract 40A, north of Eklutna Park Drive. This plan is called the Eklutna Powder Reserve Tract 40A Master Plan (Tract 40A Plan). Property south of Eklutna Park Drive Development areas M, N, O, P and Q, will continue to be regulated under the existing 2002 Plan.

**REQUEST:**

The Tract 40A Plan amends the 2002 Plan for 404 acres of land north of Eklutna Park Drive. The new plan will:

1. Remove 404 acres, Tract 40A, Powder Reserve Subdivision, from the 530 acre 2002 Plan.
2. Establish six zoning districts designed to emulate existing zoning districts within AMC Title 21 as of May 31, 2006.
  - a. Four residential districts (one single family and three multi-family; low, medium, high density.
  - b. One mixed use commercial district.
  - c. One open space district.
3. Establish 300 acres of mixed residential, seven acres of commercial mixed use that allows for commercial, retail and office development, and 97 acres of open space
4. Provide a maximum of 2,049 possible residential units or a gross overall density of 5 DUA.

5. Have a 20-year phase build out, but could occur sooner depending upon housing demand.
6. Provide 40 percent of area or 154<sup>2</sup> acres is identified for single family development
7. Provide 36 percent of area or 146 acres allows multi-family development
8. Allow Single family development in all residential districts.
9. Allow conventional subdivision, cluster developments, townhouse, or row house development is allowed in all residential districts.
10. Identifies 25 percent of area as open space (includes wetlands, the Fire Creek greenbelt, and trail and utility corridors)
11. Provides development standards that govern all development with regard to slope, circulation and street design, open space areas/trails, public facilities and design review process.

**Comparison of Tract 40A Master Plan with the existing 2002 Plan<sup>2</sup>**

1. Site Boundaries/Acreage. Tract 40A contains approximately 404 acres compared to 537 acres of the former Tract A. Tract 40A was created by Plat 98-80.

*The only difference is removal of the 126 acres of development tracts and open space south of Eklutna Park Drive that will continue to be governed by the existing 2002 Plan. These development tracts have been or are being platted and developed under the existing 2002 Plan.*

2. Development Areas. The 2002 Plan for the portion north of Eklutna Park Drive had five residential development areas, four undisturbed areas, one park and one school site area.

*There are 10 development areas<sup>3</sup>, 12 phasing areas and a zoning map.*

3. Residential. The 2002 Plan for the portion north of Eklutna Park Drive called for a total 1,550 residential units or a gross overall

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<sup>2</sup> Volume 1 June 2002 as amended by AO 2000-143-143 (S-2) and AO 2002-7

<sup>3</sup> *Traffic Impact Analysis, Pagea4, Figure 3,*

density of 3.69 DUA. A few of the development areas were similar to existing zoning districts found in AMC 21.40, however, most had no similar zoning district intent. Development Area I, L and P were similar to R2M; Area D was similar to R-1A and Area A was similar to R2D.

*If each residential zoning district were developed at its maximum density, up to 2,049 units could be developed. Gross overall density is between 3 – 6 DUA: 3.83 DUA (1,150 units/2002 Plan) and 5 DUA (2,049/Tract 40A Plan).*

*The four proposed residential zoning districts allow a mix of housing, from single family to multi-family, and although similar to, allow greater flexibility than the R-1, R-2M, R-3 and R-4 zoning districts as of May 31, 2005. Single family development is allowed in all residential districts. The actual distribution and density between single family and multi-family units will be based on actual market demand for various types of housing. Based on recent experience in the lower part of Tract A, many of the areas allowed for multi-family development were instead developed as single family based on market demand.*

4. Commercial/Mixed Use. The 2002 Plan for the portion north of Eklutna Park Drive did not include any specific commercial areas. Certain public, recreational, religious, and neighborhood-serving commercial retail uses were permitted. Development area O (approximately 35 acres) south of Eklutna Park Drive originally allowed a mix of office/institutional/hotel/motel/ commercial retail, but this was changed to residential use through subsequent zoning amendments in 2002.

*The new master plan identifies seven acres of commercial mixed use and is a composite of the R-4 and B-3 zoning districts (AMC 21.40.060 and 21.40.180 as of May 31, 2006).*

5. Intent. Both master plans establish the general character, gross density, design and procedures for permitted development within the Planned Community (PC) District, setting forth uses that are permitted principal uses, permitted accessory uses, permitted conditional uses and prohibited uses within each sub-district.

6. Use Categories. Both ordinances have similar use categories for residential: single family and multi-family. Types of housing are also similar: single family, duplex, multi-family. Types of development are also similar: conventional subdivision, cluster developments, town house or row house development.

*For a complete listing of the permitted principal, accessory, conditional use, prohibited uses and structures, see the draft ordinance. A summary table of uses is found in Appendix C of the Master Plan.*

7. Definitions. The existing ordinance and master plan have no definitions.

*Appendix C of the Tract 40A Plan includes a list of thirty-nine (39) definitions taken from Title 21.35.*

8. Maximum Height of Structures/Lot Coverage. The 2002 Plan height for single family is 25-feet and 30 percent lot coverage; multiple family height is 30-feet and 40 percent lot coverage; commercial height and lot coverage is Unrestricted.

*The Tract 40A Plan allows the SF1, MF1 and MF2 (similar to the R-1, R-2M and R-3, respectively) 40 percent lot coverage, a height of 30-feet, with an exception for lots with an average slope in excess of 15 percent may have a building height of 35-feet. The MF3 zone (similar to R-4) has 50 percent lot coverage 45-feet height. Height of structures in the C/MU-1 District is unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches; lot coverage is 50 percent for residential, all other uses are unrestricted. In the OS-1 District the maximum height is 35-feet, lot coverage is 30 percent..*

9. Minimum Lot and Yard Requirements. Lot area and yard setbacks are similar in both plans.

*Tract 40A Plan requires 400 square feet of usable yard per dwelling unit with no dimension less than ten feet. Where average lot slopes are 15% or greater, or where entry to a garage is parallel to the street, the front yard setback can be reduced to 10 feet. A maximum of 25% of each phase of a subdivision may have lots of a minimum 3,500 square feet (44' x 80'). In a cluster housing development conforming*

*to Section AMC 21.50.210, as of May 31, 2006, all lots not part of the common area shall have a minimum area and width in accordance with that section.*

10. Parking. No change. In both master plans adequate off-street parking in connection with any permitted use shall conform to the minimum requirements of AMC 32.45.080.
11. Signage. Signage in Tract 40A Plan must conform to the new Title 21 Sign Ordinance as of May 31, 2006.
12. Landscaping. No difference; same as Title 21.
13. Design Guidelines. The 2002 Plan relies upon the adopted ordinance, Master Homeowners Association Design Review committee.

*The Tract 40A Plan Master relies upon the adopted ordinance, Master Homeowners Association, a Design Review Committee and Title 21, as applicable. The design review committee will include a registered professional engineer, and other professionals such as surveyors and architects, who will review each development. There are new development standards for slope, including alternative cross sections for single-loaded street design, flexibility in the recreational use of open space areas, and provision for two sewer lift stations.*

#### **COMMUNITY COMMENTS:**

At the time this report was written, there was one (1) returned public hearing notices (PHN) received out of 230 public hearing notices mailed out dated August 16, 2006. Four notices were returned/not deliverable. Written comments were received from the Chugiak Community Council. Birchwood Community Council did not meet during summer months, but some members attended the Chugiak meeting.

#### **FINDINGS:**

This analysis will address AMC 21.20.050 submission requirements generally, 21.20.060, submission requirements for amendments applying to planned community district, 21.20.090 standards for approval and

21.40.250.F, amendment of master development plan and district map.

**AMC 21.20.050 Submission requirements generally.**

This section states the general submittal requirements for a zoning map amendment. The additional standards for a rezone to PC are reviewed in the following section, under AMC 21.20.060. The petitioner has provided all items required by this section.

**AMC 21.20.060 Submission requirements for amendments applying for planned community district.**

- A. *Eighteen copies of the master development plan map, drawn to scale, depicting the following: the development areas, the minor arterial, collector and major residential street system outside the development area, open space, location of pedestrian trails, parks, play areas, public facilities and uses of a similar type.*

Petitioner submitted 21- copies of the master development plan prepared by Dowl Engineers, dated July 2006, and revisions dated September, 2006, which supercede the July 2006 submittal and include responses to public comments..

The master development plan includes the following maps: Vicinity Map, Adjacent Existing Land Use Map, Existing PC Development Areas, Surficial Geology Map, Soils Map, Slope Map, Seismic Map, Vegetation Map, Anchorage Wetlands Management Plan Wetlands Map, OASIS Wetlands Mapping, Existing AWWU Waterlines/Sewer Lines, Proposed Zoning Map, Steep Slope Areas, Proposed Street Design Standards, Trail Circulation, Development Phasing and Conceptual Subdivision Design Map.

- B. *A narrative description of the master development plan including description of the project and project intent, the total acreage of the open space in the PC district and the acreage of each development area to the nearest acre.*

This has been provided. Tract 40A contains 404 acres, and the zoning districts acreage is summarized in Table 2, page 27 of the amended master plan. 154 acres single family, 101 acres low-density multiple family, 30 acres medium density multi family and

15 acres high density multiple density, 7 acres commercial mixed use and 98 acres open space. The proposed "bubble" phasing map are generalized areas and will be defined with each platting phase. There are 10 development areas.

- C. *The phasing schedule of construction and development including an anticipated starting and completion date.*

Figure 17 indicates 12 phasing areas (reference Tract 40A Plan, page 36). Full build out is expected to occur over a 20 year period, dependent on actual population growth rates in the Eagle River-Birchwood area and the demand for the various types of housing allowed. Development is expected to begin at the south and continue to the east and north from this area. Commercial and mixed uses are expected to develop in later phases. 50 – 200 units may be built per year.

Initial development is anticipated to begin in late 2007 or early 2008, beginning from the south end of the site nearest the existing road, sewer and water infrastructure and would focus on the high-density residential area PR-MF3 (shown as phase 1).

- D. *The characteristics of each development area, including the following information:*

For residential development, the number of dwelling units, the style of dwelling unit (townhouse or detached flats); For commercial or industrial development, the area of building footprint, the gross building area, the type of use.

Residential development can occur in all residential districts: conventional subdivisions, cluster developments, townhouse, or row house development. Single family development is allowed in all districts in which residential is allowed.

The density and units estimated in the table below are maximums and do not account for the area that would be used for road and utility rights-of-ways. Although there are three multi-family districts, all residential districts allow the flexibility for single-family development. The actual distribution between single-family and

multi-family units will be based on actual market demand for various types of housing.

Zoning District	Acres	Gross Densities	Maximum Number of Units
PR-SF1 Single Family	154	4	616
PR-MF1 Low-Density Multi Family	101	8	808
PR-MF2 Medium-Density Multi Family	30	10	300
PR-MF3 High-Density Multi Family	15	17	255
C/MU1 Commercial Mixed Use	7		70
Total	404	5	2,049

The intent of the Commercial/Mixed Use District (C-MU1) is to provide for both commercial and multi-family residential (noting that residential allows single family, duplex and multi family housing. Residential development would not be allowed to exceed 20 DUA or to exceed a total of 70 dwelling units.

Current Title 21 provisions for general business districts do not limit the floor area ratio for commercial areas. The 2002 Plan identified a maximum of 100,000 square feet of commercial development, as does this plan amendment.

- E. *The standards required in Section 21.40.250.C standards for master plan development.*

The basic general development standards found in the draft ordinance and master plan include: uses to be permitted, total number of dwelling units, total amount of commercial floor area, principal drainage systems, principal circulation elements, open space, and public facilities. Each zoning district establishes basic development standards: permitted, accessory and conditional uses, lot size, yard requirements, lot coverage, height of structures, signs,

parking, loading, open space and landscaping, vehicular and pedestrian circulation and total number of dwelling units or total gross building area of commercial structures.

There are new slope development standards that will specifically exempt Tract 40A from the Slope Chart Requirements and standards found in Title 21. Although Title 21 provides two ways to measure height, it does not adequately address steep slopes. To adequately address steep slopes, the measuring point should vary relative to the angle of the slope. The current ordinance has significantly deterred cluster or alternative design solutions that can be used to address steeper grades, such as shorter front yard setbacks or single loaded street designs which accommodate downhill lots, increased height of structures to step into a slope and reduce the size of the building footprint and regrading of the steep slopes. A review committee that includes registered professionals such as engineers, surveyors, architects will review all slope affected development.

Minimum lot requirements: All residential districts require a lot depth of no more than 80-feet. The four residential districts have a provision similar to Townhouse lot size requirements in AMC 21.45.220. A maximum of 25% of each phase of a subdivision may have a lot area of 3,500 SF with dimensions of 44 feet wide and 80 feet deep in the SF1 and MF1 Districts, and 50% of each subdivision phases in the MF2 and MF3.

Yard setbacks. Front yard setbacks may be reduced to 10 feet in the SF1 and MF1 when slopes are 15% or greater or the entry to a garage is parallel to the street. Otherwise the setbacks are the same as 21.40.30, 21.40.045, 21.40.050 and 21.40.060 in the residential districts. Residential uses in the C/MU1 are 10' front, 5' side and 10' rear. Multi-family dwellings shall also provide a usable yard area of 400 square feet per dwelling unit. Commercial uses have a 10' front, 10' side if adjacent to residential district, otherwise none, and 15' rear adjacent to a residential district, otherwise none.

Maximum lot coverage. In the OS District, lot coverage is 30% or the requirement of the adjacent use district, which ever is

less. SF1 lot coverage is 40%, and in all other residential districts it is the same as 21.40.045, 21.40.050 and 21.40.060 respectively.

Height: Height is the same as the 21.40.030, 21.40.045, 21.40.050 and 21.40.060 for the residential districts, except that lots with average slopes in excess of 15% may have building heights of 35' in the SF1, and 40' in the MF1 and MF2. Height is unrestricted/FAA in the C/MU1

Parking and Landscaping. Same as 21.40.030, 21.40.045, 21.40.050 and 21.40.060 for the residential districts.

- F. *An assessment of the impact of the proposed project on the surrounding uses and public services, including but not limited to schools, traffic patterns and transportation systems.*

Water/Sewer: The Eklutna Water Transmission Main cuts through Tract 40A. This water main is the primary water supply to Anchorage. The Powder Ridge Subdivision which has been developed to the southwest of Eklutna Park Drive is served by 54-inch main water supply line from the North Eagle River valve vault. The site is also served by a 24-inch connection to the public sewage system in Eagle River. The existing sewer line crosses the Glenn Highway and discharges into a lift station located south of the North Eagle River interchange. AWWU operates tertiary wastewater treatment plant in Eagle River. The plant has a capacity of 2.5 million gallons per day. AWWU has water and sanitary sewer mains within the area.

AWWU 's Water Master Plan calls for a new water storage facility in Eagle River to meet the needs of expected growth in the Powder Reserve area and other areas, and is proposed for 2014. It would be located near the Artillery Road Vault in Eagle River, south of Powder Reserve.

Lift Stations: A sewer lift station will be required early in the development process, in the vicinity of the multi-family and commercial/mixed use area. An additional lift station will likely be required for the later development phases. Sizing and location will be done in consultation with AWWU. The utilities map shows the

first lift station in the vicinity of Phase 3 area, and the second lift station in the vicinity of Phase 9 area. Both lift stations are located on the west side of each phase.

Sewer Trunk Improvement District: Tract 40A is outside of any municipally ordained (and recognized) sanitary sewer trunk improvement district. AWWU proposes, subject to Assembly approval, to administratively create a sanitary sewer trunk improvement district (TID) to recognize contribution by the petitioner of the sanitary sewer trunk facility serving the Powder Ridge development.

Off-Site Sanitary Sewer Improvements: AWWU recommends a condition of approval for off-site sanitary sewer improvements to be coordinated and scheduled with AWWU. Off-site upgrades will be required to an existing lift station (Pump Station 58-Powder Ridge) and to existing 8-inch diameter main in Iris Way from Mercy Street to Rachel Avenue downstream of the pump station. Upgrades to the Pump Station will require additional wet well capacity, installation of standby power at the site, or both. Upgrades to the existing 8-inch main including replacement with a 24-inch diameter main are required.

Transmission Main Water Easement: Major utility corridors, such as the dedicated "Eklutna Water Pipeline" corridor are reserved for primary trail corridors. Any development such as road construction, recreation or landscaping improvements will be coordinated with AWWU to minimize the potential for adverse effects on the water main itself, or AWWU access to and maintenance of the water transmission main. It is expected that the trails with this easement would likely be used by pedestrians, bicycles, horses and skiers and a hard surface may not be required.

AWWU objects to encroachments, which they define as structures, use or activities that will physically block access to the transmission main or AWWU's use or rights with the dedicated easement that will cause extraordinary expense to protect or replace, or that will cause structural damage to the waterline. The 54" water transmission main is at depths ranging between 4 to 8 feet. Over excavation for road foundation or construction crossings of other utilities will need to be witnessed by AWWU within protective water easements. Users

of these easements, as well as activity near or around AWWU improvements and activities, will be expected to indemnify and hold AWWU harmless for permitted and un-permitted improvements and activities within the easement

Easement Corridors: Water and wastewater mains are proposed to be located primarily within dedicated street rights-of-way. If utilities need to be run outside of these easements, specific easements will be granted as part of the subdivision process. AWWU wants the master plan to allow utilities within open space/greenbelt corridors. Eklutna has no objection if such extensions can occur without significant adverse effects on the natural resources that are the basis for the open space designation.

Service Areas: The subject property is located within the following service areas:

Chugiak Birchwood Eagle River Rural Road Service Area  
Chugiak Fire Service Area  
Eagle River-Chugiak Parks and Recreation Service Area  
Eagle River-Chugiak Solid Waste Disposal Service Area  
Eagle River Street Light Service Area  
Anchorage Metropolitan Police Service Area

Roads:

The site is accessed from either the New or Old Glenn Highways via North Eagle River Access Road followed by Terrace Lane or Eklutna Park Drive. Terrace Lane and Eklutna Park Drive (Powder Ridge Drive) are owned by the Municipality of Anchorage.

The road circulation map shows an internal-loop, neighborhood collector public street system, whose primary access is from Eklutna Park Drive at the south. The loop road shows access to Tract C (owned by ARRC) to the west that will curve south and north (for possible road access to NW ¼ of Section 25). There are three proposed access points to Terrace Lane, generally south of the mid point of the site.

Major residential streets will access from the collector street to each subdivision. In areas designed as a steep slope (Figure 14), alternative cross-sections will be permitted to provide an option for

single load streets that favor development on the downhill side of the street. The proposed cross section would provide a sidewalk, curb and gutter, two lanes, shoulder and ditch, with a 50-foot wide right-of-way (Figure 15).

A traffic impact analysis was submitted August 24, 2006. As of the date this report was prepared, comments have not been received from Transportation Planning and State Department of Transportation Planning. Final recommendations will be forwarded to PZC under separate cover.

The August 2006 draft Chugiak-Eagle River Long-Range Transportation Plan identifies this area Study Area E and recognizes that the Powder Reserve Master Plan is undergoing revision. It notes the "need to provide for future connectivity between the Powder Reserve north to Chugiak High School, and south to Artillery Road interchange. The Artillery Road connection is indicated on the OS&HP Map with an arrow indicating that alignment will be determined in the future. A future connection to the north is not indicated on the map at this time, pending outcome of unresolved issues pertaining to the NW ¼ Section 25 Land Use Study. A road corridor should be reserved through NW ¼ Section 25 in the final Section 25 Land Use Study in the event a future study indicates the need for a collector road alignment through that area. The alignment of the connection to the north will depend in part on the future updated master plan for the expanded Powder Reserve Area"

Schools: The draft *2006 Chugiak-Eagle River Comprehensive Plan Update* notes the need for a school site in the vicinity of the Powder Reserve. In the conceptual development layout a school site is identified in the single-family district along the eastern boundary of the property. This area has good access and provides a suitable site for a future elementary school. Actual selection of a school site is the responsibility of the Anchorage School District (ASD). ASD must complete a school site selection process to determine the best site for a need school. If chosen, Eklutna expects appropriate compensation for the land. In the event ASD selects an alternative school site this area would be developed for single-family housing.

The petition site is located in the school attendance boundaries as follows:

Elementary school: Alpenglow, Eagle River, Homestead, Ravenwood  
Middle School: Gruening, Mirror Lake  
Senior High: Chugiak, Eagle River.

The estimated number of students to be generated from this development at a 20 year build-out, at the maximum number of 2,049 dwelling units is as follows. Because type of housing development will be market driven (single-family, multi-family), we have considered two assumptions to develop a range of students.

Scenario 1: assuming 100% development as single family.

Elementary school students: 553  
Middle school students: 184  
Senior High school students: 389

This information is based upon the draft 2006 Anchorage School District Housing Stock Multipliers, at the following ratios for *single family* units: 0.27 for elementary school, 0.09 for middle school, and 0.19 for high school. The estimates above have been rounded off.

Scenario 2: assuming petitioner's estimate of 75% single family (1537 units)/25% multiple family development (512).

Elementary school students:  $415/92 = 507$   
Middle school students  $139/36 = 175$   
Senior High school students:  $292/41 = 333$

This information is based upon the draft 2006 Anchorage School District Housing Stock Multipliers, at the following ratios for *Multi-family 3-4 units*: 0.18 for elementary school, 0.07 for middle school, and 0.08 for high school. The estimates above have been rounded off.

Parks/trails: The petition site is separated from the Municipal Beach Lake Regional Park, 1,688 acres, to the north, by the NW 1/4 of Section 25 owned by the Municipality. Although a Land Use

Study was completed in 2001 for the Heritage Land Use Bank, and the study was reviewed by the Planning and Zoning Commission, it was never submitted to the Assembly for adoption. The study identified a number of possible land uses, and recommends predominately park with ares for possible school site or residential.

The 1997 *Areawide Trails Plan* map identifies an existing and planned unpaved multi-use trail within Tract 40A, including a planned trail within the Eklutna Water Main Corridor.

The Municipal Non-Motorized Transportation Coordinator reviewed the subject master plan and conceptual trail system and road circulation map. She notes "it is a welcome refinement to the 2002 Trail System Plan for Powder Ridge. The conceptual trial network will allow people living here to walk between neighborhoods and outside the development without using vehicles."

Parks and Recreation offered no comment on the proposed master plan.

Open Space. This master plan provides a 36% increase of open space, 97 acres compared to 62 acres in the 2002 Plan. Portions of Fire Creek cross the site in a south-east to north-west direction. Wetlands within 100 feet of the creek are designated as Class A wetlands (50 acres). These areas have high values for hydrology and wildlife habitat functions and are being left as an open space area. A smaller wetland area (18 acres) in the northeast corner of the site adjacent to Terrace Lane is classified as C wetlands, with peat at depths exceeding 8 feet. This area has been left as open space and are designed to be used and enjoyed as passive recreation. A 6.5 acre greenbelt corridor runs through the area from the northeast to the southwest, and connecting the open space areas into the Fire Creek greenbelt.

- G. A description of the location, capacity and type of off-site public utilities required to serve the proposed development and a comparison of the existing off-site utilities with those that the proposed development would require.

See discussion on roads and utilities.

**AMC 21.20.090 Standards for approval.**

A. *Conformity to comprehensive plan.*

The existing PC zoning and 2002 Master Plan were approved by the Assembly under the *1993 Chugiak-Eagle River Comprehensive Plan*. The Land Use Plan classifies this land as Mixed Use, intended to have a mix of residential (densities undefined), commercial, institutional, open space, or light industrial uses. It is the policy of this plan that a mixed use designated area be implemented through a Planned Community District. The 2002 Master Plan was deemed consistent with its goals and policies. The amendments for the Tract 40A Master Plan are in keeping with the original approval.

The Commission concluded its public hearing review of the *2006 Update of the Chugiak-Eagle River Comprehensive Plan (2006 Update)* at its September 18, 2006 meeting and voted to approve the document subject to the changes agreed to in the August 14, 2006 and August 21, 2006 Issue-Response Summaries. For this plan to become effective requires adoption by the Assembly.

Relative to this master plan amendment and the *2006 Update*:

- The April 10, 2006 public hearing draft Land Use Plan Map eliminates the Mixed-Use classification, and recommends Tract 40A as Residential, 3-6 DUA, with some undefined amounts of commercial, and community facility. The note states the exact size and location of these land uses will be determined through an area-specific master planning process.
- Population in 2005 for Chugiak-Eagle River was 12% of the overall municipal population. Based on past trends this growth is expected to continue. Using Institute of Social and Economic Research (ISER) revised population projections for 2020, the projection is 14% of the overall population at 46,144.<sup>4</sup>

Both comprehensive plans indicate a need to provide diverse housing opportunities to meet the needs of local residents. The *1993 Plan* calls for a residential unit mix of 85% single-family and 15% multi-family units for Chugiak-Eagle River as applied areawide. Based on the three multi-family and one single family residential zoning district, the amended master plan suggests a possible 75%/25% ratio. According to the *2006 Update*, multi-

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<sup>4</sup> *2006 Update of the Chugiak-Eagle River Comprehensive Plan*, page 10-11

family development is more appropriate in specific areas, such as areas with sewer and water service and with access to transit and major transportation corridors, and walking distance to public facilities and commercial centers. Other areas which do not have this access would be expected to develop higher percentages of single-family units.

Actual densities in the Tract 40A Plan for each specific phase will depend on market demand, site location, topography and other considerations. The mix of residential zoning districts proposed for Tract 40A provides an opportunity for a variety of housing types and densities. The area along the eastern property boundary, adjacent to low density development (<1 DUA and 1-2 DUA) is proposed for single-family development. It is buffered by Terrace Lane, plus a large undevelopable open space tract, and a possible park in NE ¼ Section 25 along the north half of this site, and single family/school site generally located at the eastern mid-point.

**AMC 21.40.250.F-- PC planned community district, amendments of master development plan.**

Approval of a zoning map amendment by the assembly is required for the following amendments of an approved master plan. The zoning is not changing.

1. Any increase in the total number of authorized dwelling units.

The 2002 Master Plan called for 1,550 units (3.83 DUA/gross) for the subject property compared to 2,049 (5 DUA/gross). If each residential zoning district were developed at its maximum density, there would be a projected 32% increase in the maximum number of dwelling units. The density is in keeping with the *2006 Update* density range of 3-6 DUA /gross, and the intent of PC District, which expressly allows flexibility in the selection of land use controls, including density and zoning.

Based on market demand and actual development in the lower part of Tract A of the Powder Reserve, the areas that allowed for multi-family development have been instead developed as single-family, based on market demand. A total of 381 units were allowed in the lower part of Tract A, 140 of which were multi-family. Actual development is 193 single family units, or an overall net density of 1.64 DUA. (Some individual subdivisions, of course, have higher actual net density, some reaching as high as 4.49 and 4.57 DUA.)

Actual Master Plan Development Densities For Development Areas South of Eklutna Park Drive							
Development Area	Description	Acres		Development Units		Density (DU/Ac.)	
		Plan	Platted	Plan	Actual	Plan (Gross)	Actual (Net)
M	Single Family/ Duplex	35	19.68 (1) 4.6 (2)	108	50 20	3.1	3.26 4.34
N	Single Family	10	3.3 (4)	32	10	3.2	3.33
O	Single Family/ Duplex	36	14.22 (3)	101	64	2.81	4.21
P	Multi-Family	36	6.99 (5) (4)	140	17 32	3.6	4.49 4.57
Total		117	48.79	381	193	3.17	4.0
Source: AO 2000-143(S-1)(as amended)(as corrected 5/4/95; And AO 2000-7 (1) Plat 98-80 (2) Plat 2002-77 (3) Plat 2003-143 (4) Plat 2004-136 (5) Plat 2006-105							

This area is intended to be blank.

Current Master Plan Development Densities For Development Areas North of Eklutna Park Drive				
Development	Description	Acres	Development	Density

Area			Units	(DU/Ac.)
E (B merged with E)	Single Family Duplex	60	220	3.7
D	Single Family Cluster	74	200	2.7
I	Single Family Multi-Family	76	450	5.9
J	Single Family Duplex	82	330	4.0
L	Multi-Family Cluster	39	350	9.0
M	Single Family Duplex	35	108	3.1
N	Single Family	10	32	3.2
O	Single Family Duplex	36	101	2.81
P	Multi-Family	36	140	3.6
	Total	537	1,931	3.6
Source AO 2000-143 (S-1)(as amended)(as corrected 5/4/95), and AO 2000-7				

2. Any decrease in total open space.

There is no decrease in total open space; in fact there is a 35 acre increase, from 62 acres to 97 acres. The revised master plan incorporates a larger greenbelt corridor along Fire Creek (from 150-feet to well in excess of 200-feet), as well as a new corridor along a major drainage that traverses the site. The wetland area on the northeaster portion of the property is also set aside as green space.

3. Any increase in the total gross building area of commercial or industrial structures.

There is no change in the 100,000 square foot estimate of commercial building area.

4. Any addition or deletion of any permitted principal use, conditional use or accessory use.

With a few exceptions the uses are similar to the existing *2002 Plan* and ordinance. There are 4 residential zoning districts, which they have named PR-SF1, MF1, MF2, and MF3. They are respectively similar to Title 21 zoning districts R-1, R-2M, R-3 and R-4.

As shown on the comparison table of the proposed zoning districts in Appendix C of the Tract 40A Master Plan:

Permitted Principal Uses: high schools, public libraries and elementary schools are deleted as principal uses in the MF1, MF2 and MF3 districts: high schools and public libraries are deleted as principal use in SF1. Hotels, motels, and private clubs and lodges are also deleted as principal uses from the MF3.

Local serving utilities and local serving snow storage are added as permitted uses in all residential districts. Townhouses and row houses, and fire stations are added as permitted principal uses in the MF3.

The C/MU-1 District will permit many of the uses that are not permitted in all other residential area, but will not permit mobile home parks and natural resource extraction.

Accessory Uses: roof mounted satellite dishes are added accessory uses in all residential districts. Beekeeping, the outdoor harboring of fowl, large domestic animals and more than 3 dogs are deleted as accessory uses in all residential districts.

Conditional Uses: Commercial green houses and airstrips/heliports are deleted as conditional uses in the SF1 and MF1 district. Natural resource extraction is deleted from the SF1, MF1 and MF2 districts. Privately owned recreation centers are deleted from the SF1, and private clubs/lodges involving the sale or dispensing of alcoholic beverages is deleted from the MF2. Snow disposal sites (commercial/regional) are deleted from all districts. Computer aided learning centers and family self sufficiency offices are deleted from the MF2 and MF3.

Fire stations are added as a conditional use in all districts. Elementary schools are added as a conditional use in the MF1, MF2 and MF3. Hotels, motels are added as a conditional use in the MF3.

Prohibited Uses: the outdoor harboring of fowl, large domestic animals and more than 3 dogs, and commercial snow disposal sites are prohibited in all districts.

6. Any changes in the development standards for an individual development area.

Additional standards are proposed to this master plan.

*Slope Accommodations:* Specifically Tract 40A is exempt from the Slope Chart Requirements/Standards in Title 21. The existing slope chart standards significantly deter cluster or alternative design solutions that can be used to address steeper grades, such as shorter front yard setbacks or single-loaded street designs which accommodate downhill lots. There will be a professional review of all proposed development to ensure that these developments have adequately address slopes in the proposed development area and that all other development standards have been met.

*Circulation and Street Design:* Collector streets and major residential streets will be constructed to meet or exceed the standards of AMC 21.85. In areas designated as steep slopes on Figure 14, alternative cross sections as shown in Figure 15 would be permitted, which provide an option for single-loaded streets that favor development on the downhill side of the street. This approach ultimately leads to a smaller development footprint and less regrading of the steep slopes. The proposed cross section would provide a sidewalk, curb and gutter, two lanes, shoulder and ditch within a 30-foot right-of-way.

*Open space areas/Trails:* The design accommodates major open space corridors that provide access across the project area, and smaller open space areas that provide connections from individual development sites to the larger corridors. The open space district is designed to allow for flexibility in the recreational use of these open space areas, including the potential to allow for commercial recreation use of some of the areas, such as private contracts to maintain interior ski trails. Larger open space corridors are expected to provide public recreation use and to accommodate a future trails system providing access along Fire Creek and to the park areas to the north. Major utility corridors are reserved for primary trail corridors. Review of subdivisions will determine final

location and number of public and private trails. Wetland permitting and mitigation for the overall master plan would take into account preservation of specific wetland areas and identification of development areas,

*Design Review:* The only change from the 2002 Plan is forming a design review committee that will review all proposed developments to ensure appropriate grading and drainage, clearing limits, landscaping, architectural variety, colors, textures, and other features. The review committee will include at least one registered professional engineer.

In addition to the Title 21 zoning regulation standards mentioned previously, there are changes proposed for minimum lot requirements, minimum yard setbacks, lot coverage, and height.

#### **SF1**

##### *Minimum lot requirements:*

- A maximum of 25% of each phase of subdivision may have a lot area of 3,500 square feet with a lot dimension of 44-feet wide and 80-feet deep.
- In a cluster housing development conforming to section AMC 21.50.210, as of May 31, 2006, all lots not part of the common area shall have a minimum area and width in accordance with that section.

##### *Yard Requirements:*

- 20 foot front, 5 foot side, 10 foot rear.
- Where average lot slopes are 15% or greater, or where entry to a garage is parallel to the street, the front yard setback can be reduced to 10 feet.

##### *Lot Coverage:*

- 40%, provided that a cluster housing development under AMC 21.50.210, as of May 31, 2006, shall conform to the maximum lot coverage requirements of that section.

*Height:*

- Principal structure – 30 feet in height
- Accessory garages and carports, which are not an integral part of a principal structure – 20 feet in height.
- All other accessory structures – 12 feet in height
- Lots with an average slope in excess of 15% can have up to a 35-foot building height, as determined consistent with AMC 21.45.050, as of May 31, 2006.

**MF1**

*Minimum lot requirements:*

- A maximum of 25% of each phase of subdivision may have a lot area of 3,500 square feet with a lot dimension of 44-feet wide and 80-feet deep..
- More than one principal structure may be allowed on any lot or tract with an area of at least one-half acre, provided the number of dwelling units does not exceed the maximum standard set forth in the table subsection F.1.c of the propose ordinance ; otherwise, only a single principal structure may be allowed on any lot or tract.
- In a cluster housing development conforming to section AMC 21.50.210, as of May 31, 2006, all lots not part of the common area shall have a minimum area and width in accordance with that section.

*Yard Requirements:*

- 20 foot front, 5 foot side, 10 foot rear.
- On lots containing more than 3 dwelling units there shall e a minimum of 400 square feet of usable yard per dwelling unit. No dimension of the usable yard shall be less than 10 feet.
- Where average lot slopes are 15% or greater, or where entry to a garage is parallel to the street, the front yard setback can be reduced to 10 feet.

*Lot Coverage:*

- 40%, provided that a cluster housing development under AMC 21.50.210, as of May 31, 2006, shall conform to the maximum lot coverage requirements of that section.

*Height:*

- Principal structure – 30 feet in height
- Accessory garages and carports, which are not an integral part of a principal structure shall not exceed a maximum height of 5 feet less than the maximum permitted height of the principal structure.
- All other accessory structures – 12 feet in height
- Lots with an average slope in excess of 15% can have up to a 35-foot building height, as determined consistent with AMC 21.45.050, as of May 31, 2006.

**MF2**

*Minimum lot requirements:*

- Single-family/2 family/ 3 or 4 family dwellings: 6,000 SF, 50-feet wide, 80-feet deep
- 5 or more family dwellings: 8,500 SF, plus 1,000 SF for each dwelling unit in excess of 5. Lot width/NA, Lot depth/NA.
- A maximum of 50% of each phase of subdivision may have single lots with a lot area of 3,500 square feet with a lot dimension of 44-feet wide and 80-feet deep.
- In a cluster housing development conforming to section AMC 21.50.210, as of May 31, 2006, all lots not part of the common area shall have a minimum area and width in accordance with that section.

*Yard Requirements:*

- 20 foot front, 5 foot side, 10 foot rear, no usable yard area for single family and two family dwellings.

- 20 foot front, 10 foot side, 20 foot rear, 400 SF usable yard area for 3 or 4 family dwellings.
- 20 foot front, 20 foot side, 10 foot rear, 400 SF usable yard area for 5 or more family dwellings

*Lot Coverage:*

- 40%, provided that a cluster housing development under AMC 21.50.210, as of May 31, 2006, shall conform to the maximum lot coverage requirements of that section.

*Height:*

- Principal structure – 30 feet in height
- Accessory garages and carports, which are not an integral part of a principal structure shall not exceed a maximum height of 5 feet less than the maximum permitted height of the principal structure.
- All other accessory structures – 12 feet in height
- Lots with an average slope in excess of 15% can have up to a 35-foot building height, as determined consistent with AMC 21.45.050, as of May 31, 2006.

**MF3**

*Minimum lot requirements:*

- Single-family/2 family dwellings: 6,000 SF, 50-feet wide, 80-feet deep
- 3- 6 family dwellings: 6,000 SF/50-wide/depth NA.  
7 family: 8,500 SF/75-wide/depth NA.  
8 family: 9,250 SF/75-wide/depth NA.  
9 family: 10,000 SF/75-wide/depth NA.  
10 family: 10,750 SF/75wide/depth NA
- Apartment building for 11 + families on sites having a minimum area of 11,500 SF and minimum frontage of 100 feet shall be limited to a floor area ration of 2.0 (e.g. an FAR of 2.0 provides for 23,000 gross square feet

of building area on a lot with an area of 11,500 square feet.)

- A maximum of 50% of each phase of subdivision may have single lots with a lot area of 3,500 square feet with a lot dimension of 44-feet wide and 80-feet deep.
- In a cluster housing development conforming to section AMC 21.50.210, as of May 31, 2006, all lots not part of the common area shall have a minimum area and width in accordance with that section.

*Yard Requirements:*

- 10 foot front, 5 foot side, 10 foot rear, 100 SF usable yard area for multi-family dwellings. Building that exceed 35 feet in height shall increase the side yard by one foot for each five feet in height exceeding 35 feet.
- 20 foot front, 20 foot side, 10 foot rear, 400 SF usable yard area for 5 or more family dwellings

*Lot Coverage:*

- 50%, provided that a cluster housing development under AMC 21.50.210, as of May 31, 2006, shall conform to the maximum lot coverage requirements of that section.

*Height:*

- Principal structure – Unrestricted/FAA

**C/MU 1**

*Minimum lot requirements:* Composite of B-3 and R-4

*Yard Requirements:* Composite of B-3 and R-4

*Lot Coverage:*

*Lot coverage:* 50%, provided that a cluster housing development under AMC 21.50.210, as of May 31, 2006, shall conform to the maximum lot coverage requirements of that section.

*Height:* Composite of B-3 and R-4

**PR-OS1**

*Minimum lot requirements:* as determined by the platting requirements.

*Yard requirements:* if adjacent to a residential district: 10 foot front, 10 foot side and 10 foot rear; otherwise none.

*Lot coverage:* 30% or the lot coverage requirements of the adjacent use district, which ever is less.

*Height:* 35-feet

6. *Any density transfer that will result in a 25 percent or greater cumulative increase or decrease in the number of dwelling units in any development area.*

The development areas in the 2002 Plan (Areas A through L) are different in size and location from the proposed Tract 40A TIA Plan (Development areas A through J) or Development Phasing Areas (1-12). There are three major differences: the 2002 Plan identified open spaces as a development area, the Tract 40A TIA does not; the 2002 Plan identified acreage for each development area, the Tract 40A TIA does not; the number of units and density are identified by development area in the 2002 Plan, in the Tract 40A Plan, the number of units and density relate to the underlying zoning and not to a development area.

See page 21, AMC 21.40.250.F (1) *any increase in the total number of authorized dwelling units* and the discussion of density.

7. *Any change in the acreage of a development area equal to or more than 25 percent of the total acreage of the development area.*

This site area of this master plan amendment amounts to 23.7 percent less acreage than the 2002 Plan, 404 acres compared to 530 acres.

By ordinance a development area is a portion of the property subject to the PC district classifications which are designated in the master plan for a particular use. The master plan has 12 development phasing areas in which there may be more than one zoning district. The number of units and density relate to the underlying zoning districts and not to a specific development area.

## **DISCUSSION:**

The PC District is intended to provide a system of land use regulation for large tracts of land which is under unified ownership or development control. It is specifically intended to allow flexibility in the selection of land use controls for the specific site while protecting the public health, safety and welfare. Any use or conditional use may be permitted in a PC district as provided in the approved master plan ordinance. Development may be incremental but must be in accordance with the approved master plan.

The Department finds that the proposed amendments and residential density continues to meet the intent of the 1993 *Chugiak-Eagle River Comprehensive Plan*, as well as the requirements of AMC 21.40.250.F for amending a PC master plan.

The Department further finds the Tract 40A Master Plan amendments are based on a more thorough examination and evaluation of the existing environmental and physical conditions of the site than had the 2002 Plan. The increase in the maximum number of residential uses proposed is responsive to a need to provide diverse housing types for the public. The proposed development can be supported through coordination with AWWU on public sewer, public water, and design /location of lift stations. The development has convenient access to a major highway system and frontage roads. The TIA will most likely recommend that the developer will have to construct off-site mitigation measures to affected intersections such as signals and turning lanes as required. The developer has identified a potential elementary school site internal to the 404 acres to serve the development. Whether this area will be the final selection or not, the ASD has identified the need for a new elementary school for the general area. The increased area of open space accommodates greenbelts and trails for recreation. Although not yet finalized by the Assembly, the property just north of this site will likely include a public park.

Special design accommodations have been incorporated into the plan for development on steeper areas with the site. Single-loaded street design is intended to minimize the potential for washouts by minimizing the cut and fill on the downhill side of steep areas. Snow storage will be incorporated into the road rights-of-ways or will be accommodated in abutting snow storage easements. Local snow storage is allowed in most proposed zoning districts. Commercial snow storage and disposal, where snow is brought from areas outside this development is not allowed. Co-

location of utilities and trail corridors provides for an efficient use of land and allows for provision of more public amenities within the development area. Existing informal trails may be relocated into the open space/public trail corridors as the area develops. The final location and number of public and private trails will be determined during the subdivision review and approval process.

**RECOMMENDATION:**

The Department recommends approval of:

1. The proposed PC zoning ordinance and revised Eklutna Powder Reserve Tract 40A Master Plan dated September 2006, subject to the following conditions:
2. A Notice of Zoning Action shall be filed with the State District Recorder's Office. Proof of such shall be provided the Department of Community Planning and Development.
3. The maximum number of residential dwelling units shall not exceed 2,049.
4. Conventional subdivision, cluster developments, townhouse and row house development is allowed in all residential districts to be built over a 20-year period.
5. The proposed make-up of the design review committee shall include a registered professional engineer, architect and surveyor when development is proposed on slope affected areas.
6. The final recommendations from the State Department of Transportation Planning and Municipal Traffic and Transportation Department for the August 24, 2006 Eklutna Powder Reserve Traffic Impact Analysis are hereby incorporated into this approval.
7. Prior to submittal of any preliminary subdivision's of Tract 40A or the issuance of any permits, the petitioner shall:
  - a. As recommended by AWWU and subject to Assembly approval, creation of a Sanitary Sewer Trunk Improvement District (TID) to recognize contribution by Eklutna of the

sanitary sewer trunk facility serving the Powder Ridge development.

- b. AWWU recommends a condition of approval for off-site sanitary sewer improvements to be coordinated and scheduled with AWWU. Off-site upgrades will be required to an existing lift station (Pump Station 58-Powder Ridge) and to existing 8-inch diameter main in Iris Way from Mercy Street to Rachel Avenue downstream of the pump station. Upgrades to the Pump Station will require additional wet well capacity, installation of standby power at the site, or both. Upgrades to the existing 8-inch main including replacement with a 24-inch diameter main are required.
- c. Resolve and coordinate with AWWU road construction, recreation or landscaping improvements proposed on the Eklutna Water Pipeline corridor and minimize potential adverse effects on the water main itself, or AWWU access to and maintenance of the water transmission main. It is expected that the trails with this easement would likely be used by pedestrians, bicycles, horses and skiers and a hard surface may not be required.
- d. Resolve with AWWU trail use within utility easements.
- e. Verify presence of any unmapped streams and/or drainageways with MOA-Watershed Management Section. Map all streams and natural drainageways with provisions for setbacks on the site plan and final plat.
- f. Identify with MOA-WMS potential downstream and adjacent property impacts from development. A drainage impact analysis or hydro-geologic analysis would be a requirement for wetlands permitting.
- g. Maintain minimum 100-foot creek corridor intact without intrusion of roads, utilities, trails.
- h. Any fill to be placed within "A", "B" or "C" wetlands for a master plan would require permitting by the Corps of Engineers.

- i. Any fill in wetlands would require a 25-foot transitional buffer between "C" and "A" wetlands; and a 15-foot buffer between "C" and "B" wetlands.

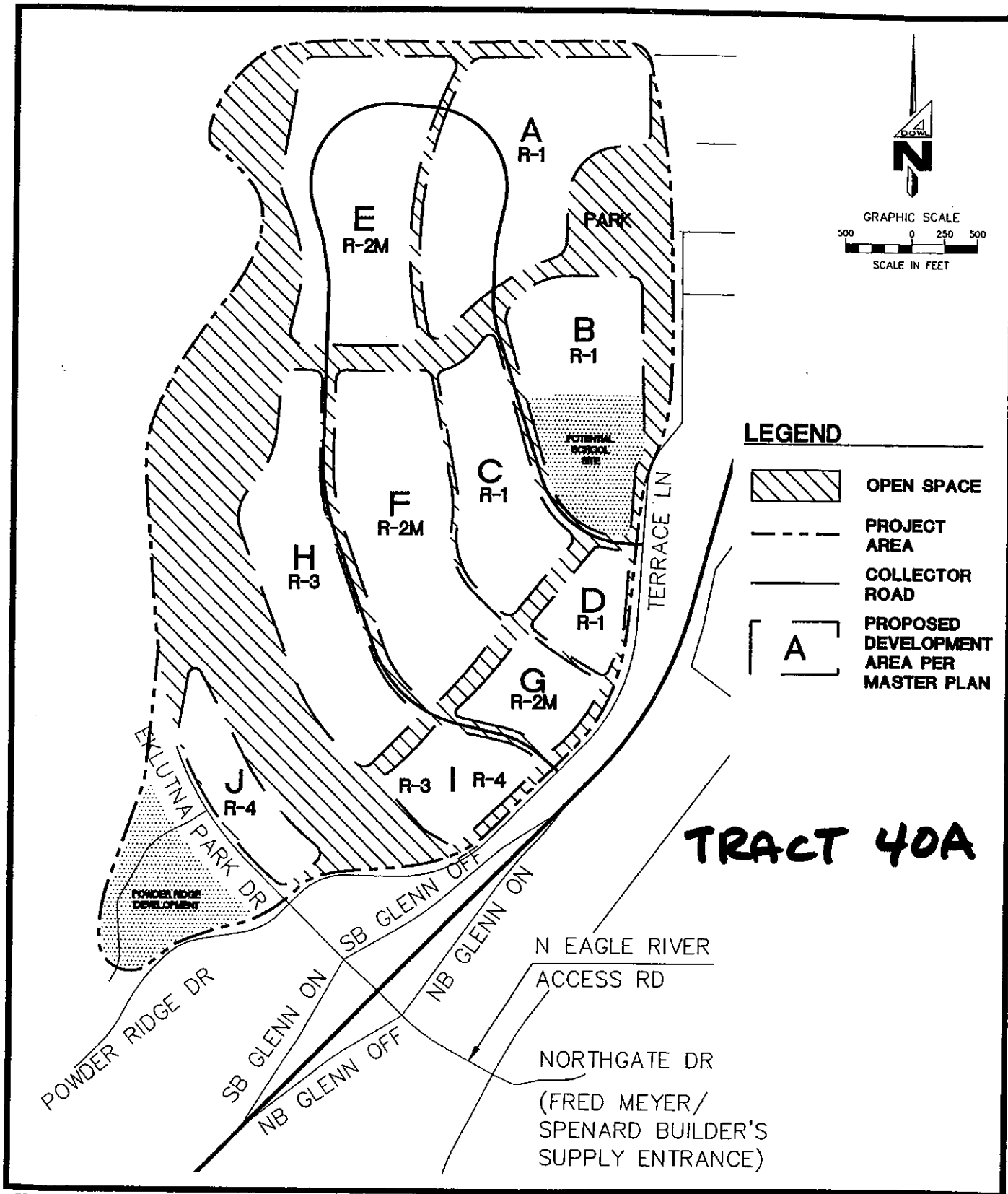
Reviewed by:

  
Tom Nelson  
Director

Prepared by:

  
Mary Autor  
Senior Planner

(Case 2006-125)



PROJECT: D58236B

DRAWING NAME: D58236\_TIA FIGURES.DWG

SCRIPT FILE: CONCEPTUAL.scr

PLOT DATE: 8/23/2006 1:55 PM



Conceptual Plan  
EKLUTNA POWDER  
RESERVE DEVELOPMENT  
Eagle River, Alaska

Figure 3

091

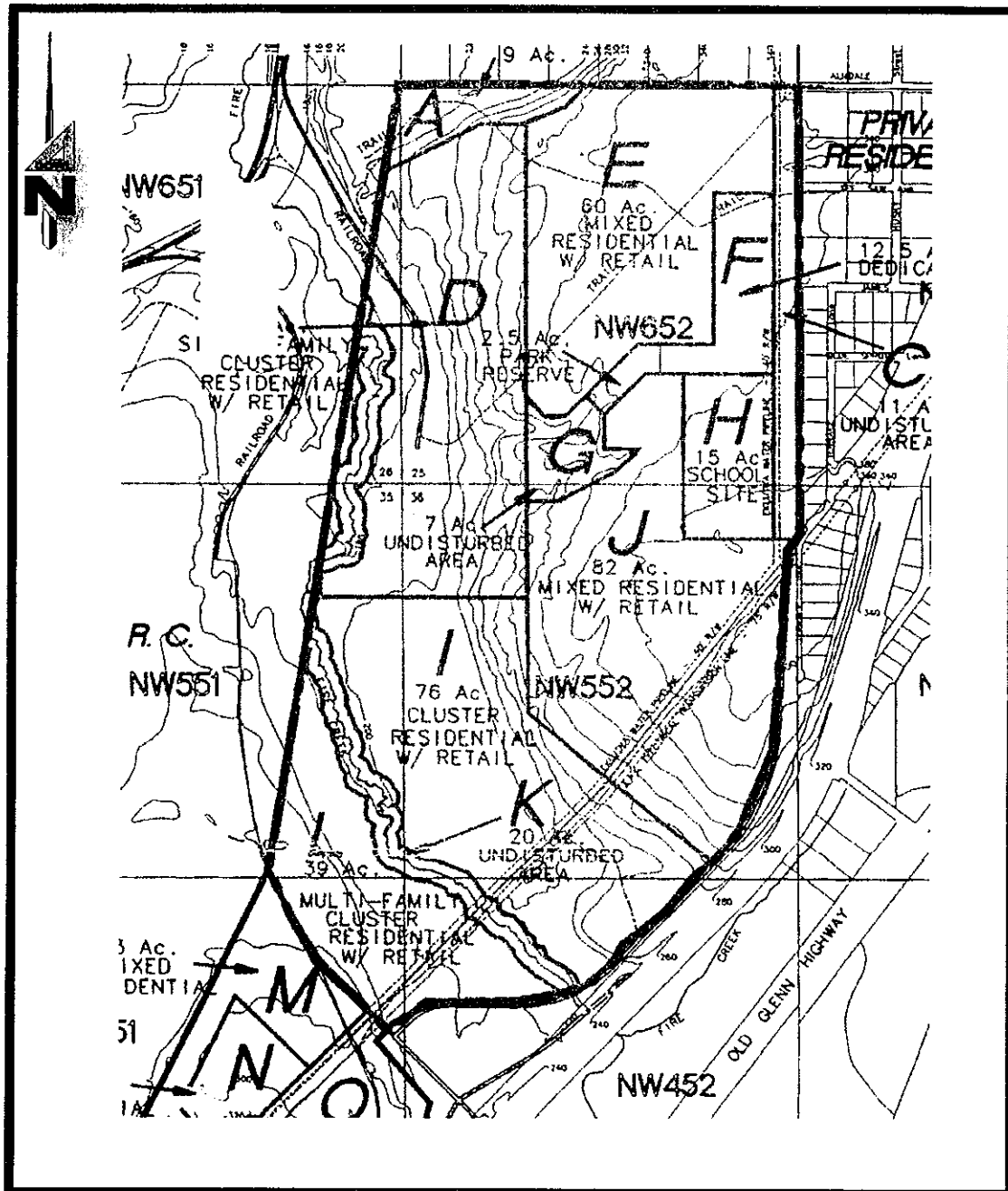


Figure 3: Existing PC Development Areas

**TRACTA**

**DEPARTMENTAL  
COMMENTS**

# Reviewing Agency Comment Summary Case No.: 2006-125

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PF			
Anchorage Police Department			
AWWU	X		
Code Enforcement	X		
Development Services			
DHHS Environmental			
DHHS Social Services			
Community Council	X		
Fire Prevention		X	
Flood Hazard		X	
ML&P			
On-Site Water & Wastewater		X	
Parks and Recreation			
Physical Planning	X		
Project Mgt & Engineering			
Right-of-Way		X	
School District			
Transit		X	
Treasury			
Traffic & Transportation Planning	X		

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

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

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**DATE:** August 18 2006

**TO:** Jerry Weaver, Zoning Division Administrator, Planning Department

**FROM:** Sandy Notestine, Engineering Technician, AWWU *B&B For SDN*

**SUBJECT:** **Zoning Case 2006-125, Rezoning to PC Planned Community District**  
***Eklutna Powder Reserve Tract 40A Master Plan, Grid NW0451***  
Planning & Zoning Commission Hearing September 11, 2006  
AGENCY COMMENTS DUE August 14, 2006

AWWU has no objection to amending the PC (Planned Community District) Zone and modifying the Master Development Plan and Design Standards for developing Tract 40A. AWWU has reviewed the *Eklutna Powder Reserve Tract 40A Master Plan*, dated July 2006 and has the following comments, observations and suggestions.

**2.8 Existing Infrastructure** (Page 22, 23 and 24). Public water or sanitary sewer (wastewater) facilities located on Tract 40A at this time is limited to the 54-inch diameter *Eklutna Water Transmission Main* (water supply line) traversing Tract 40A and referenced in subject Master Plan. Other AWWU public water transmission and distribution facilities and wastewater collection facilities are located immediately south of Tract 40A.

**3.2 Development Standards and Other Special Considerations, Public Facilities** (Page 31) Per subject master plan, "All development will be required to be serviced with public water and (sanitary) sewer.".....(sanitary) added. Extensions of AWWU's water and wastewater systems to the development will be by the developer at the developer's cost under AWWU's "Contribution of Plant" program, a.k.a. main extension agreements, in accordance with the AWWU tariffs and Anchorage Municipal Code 21.85.160 and 21.85.170. The Developer will be required to design, construct and contribute water and sanitary sewer mains and appurtenances in accordance with AWWU criteria and standards and to meet required demand for the development. All new construction of lift stations, booster stations, or upgrades to existing lift stations or booster stations to accommodate this planned community will also be the Developer's cost. ✓

Similar to prior development master plans for this same area, AWWU suggests adding figures (like Figures 11 and 12) to illustrate conceptualized water and wastewater extension layout, and related infrastructure, appurtenances, and improvements to serve the development, both within the boundaries of Tract 40A and offsite.

The Master Plan requires installation of a community wastewater pump station or stations. AWWU prefers to keep system pumping requirements to a minimum. Any community pump station(s) and pressurized wastewater (force) mains are to be sited to optimize their placement and minimize the number of such installations. AWWU suggests such wastewater pump station(s) be placed on its/their own dedicated land parcel(s) within the development.

#### **4.0 Development Phasing (Page 36)**

##### **Sanitary Sewer Issues**

Tract 40A is outside of any Municipally ordained (and recognized) sanitary sewer trunk improvement district. AWWU proposes, subject to Assembly approval, to administratively create a sanitary sewer trunk improvement district (TID) to recognize contribution by the petitioner of the sanitary sewer trunk facility serving the Powder Reserve development.

AWWU recommends the *Master Plan* address the requirement for off-site sanitary sewer improvements. Off-site upgrades will be required to an existing lift station – “AWWU Pump Station 58 – Powder Ridge” - and to existing 8-inch diameter main in Iris Way from Mercy Street to Rachel Avenue downstream of the pump station. Upgrades to the Pump Station will require additional wet well capacity, installation of standby power at the site, or both. Upgrades to the existing 8-inch main include replacement with a 24-inch diameter main. Petitioner is to coordinate requirements for scheduling and implementing these upgrades with AWWU.

##### **Transmission Main Water Easement**

The water easement dedicated as the corridor for the “Eklutna Water Pipeline” is suggested as the location for trails and bikepaths, and additional planting (flora) enhancements. These additional improvements and subsequent activities within the easement may be viewed as compatible uses, but not without compromise and cost. Once paved trails or bikepaths, additional landscaping, etc are introduced in the water easement, maintenance and operations of the waterline tend to be encumbered by stipulations of other users if these other improvements happen to be disturbed during AWWU's activities, for example, temporary detour of a bikepath, traffic control, replanting with like type and size trees, etc.

AWWU will not support any encroachment (structures, use or activities) that will physically block access to the transmission main or AWWU's use or rights within the dedicated easement, that will cause extraordinary expense to protect or replace, or that will cause structural damage to the waterline. The 54" water transmission main is at depths ranging between 4 to 8 feet. Overexcavation for road foundation or construction crossings of other utilities will need to be witnessed by AWWU within protective water easements.

Other users of this easement will be expected to indemnify and hold AWWU harmless for enjoyment of the other user's permitted (and unpermitted) improvements and activities within the easement, and other user's activity near or around AWWU improvements and activities.

##### **Easement Corridors (Existing and Proposed)**

Generally, water and sanitary sewer mains will be aligned in standard location (per Municipal Standard Specifications) within proposed dedicated street right-of-way. For any extensions that are justifiable outside of dedicated right-of-way, developers may expect requirements for sanitary sewer easement 30 feet in width, and water easements 30 feet in width. If both utilities occupy a common easement corridor, the easement width (to accommodate both in parallel alignment) is increased to 40 feet minimum.

AWWU suggests that the master plan provide some recognition that proposed lands for open space and park developments may be used for utility extensions if current development concepts present such potential.

**Plan Approval/Permits required by AWWU for water and sanitary sewer service connections.**

Excepting a single-family residential structure on a single parcel and a duplex residential structures on a single parcel, any connection to the public water and wastewater systems requires AWWU private system review and approval. AWWU permits are required for all connections.

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

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AUG 11 2006

Municipality of Anchorage  
Zoning Division

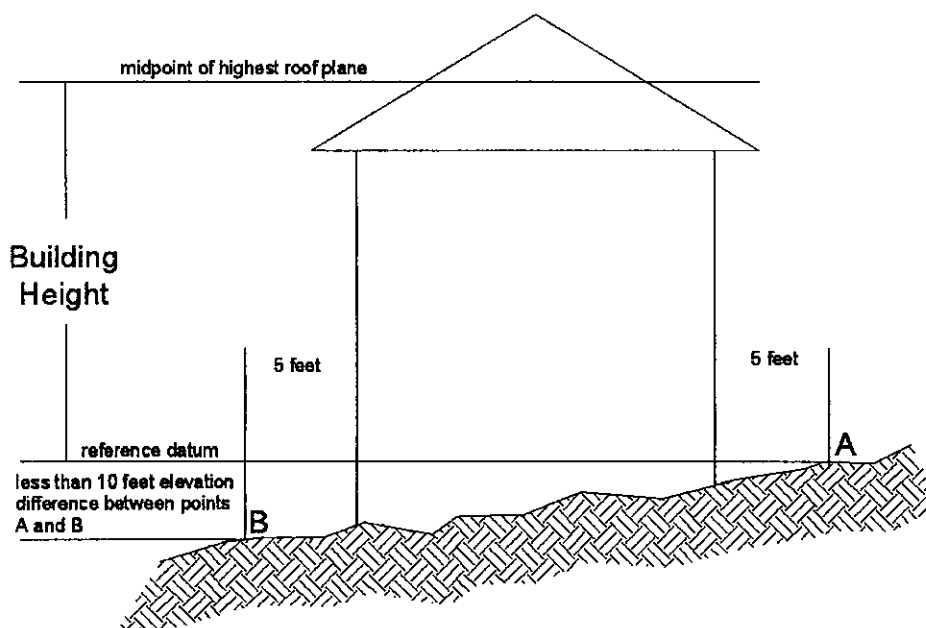
**Municipality of Anchorage  
MEMORANDUM**

**DATE:** August 10, 2006 ..  
**TO:** Jerry Weaver, Manager, Zoning and Platting Division  
**FROM:** Brian Dean, Code Enforcement Manager  
**SUBJECT:** Land Use Enforcement Review Comments, Planning and Zoning Commission case for the meeting of September 11, 2006.

**Case #:** 2006-125  
**Type:** Amending PC district  
**Subdivision:** Powder Ridge Tract 40-A  
**Grid:** NW 0451+  
**Tax ID #:** 051-631-58  
**Zoning:** PC

1. The regulation of roof-mounted satellite dishes violates the federal Telecommunications Act of 1996 and should be deleted.
2. Land Use Enforcement's understanding of the federal Religious Land Use and Institutionalized Persons Act of 2000 prohibits regulating churches by the conditional use process. Land Use Enforcement supports listing churches as a permitted principal use *subject to the standards of AMC 21.45.235*.
3. The proposed PR-MF 1 regulations plagiarize the R-2M regulations a bit too closely, as there is no "subsection F.1.c of this section" in the ordinance. Land Use Enforcement suggests eliminating the phrase "provided the number of dwelling units divided by lot area does not exceed the maximum standard set forth in the table in subsection F.1.c of this section" and instead, amending the table in subsection F.1 by adding an additional row for 9 or more dwelling units and specifying a lot area of "20,000 square feet plus 2,000 square feet (or another standard) for each dwelling unit over 8." (As an editing note, the table could reference "Six or more" dwelling units and require "16,000 square feet plus 2,000 square feet for each dwelling unit over 6" and still be numerically equivalent.)
4. The provisions allowing lots less than 100 feet deep or less than 50 feet wide run afoul of AMC 21.80.300.B: "The depth of a lot shall be at least 100 feet" and C: "The width of a corner lot shall be at least 50 feet." The provisions need to be specifically exempted from those subsections of AMC 21.80.300.
5. In the PR-MF 1 conditional uses, Roominghouses should be one word to maintain consistency with existing code language.

6. In the PR-MF 3 and PR-C/MU 1 height regulations, delete the phrase “except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.” No part of this property is subject to FAR Part 77 restrictions or AMC 21.65.
7. In the PR-SF 1, PR-MF 1 and PR-MF 2 height regulations, amend the provision for sloped lots to read “... can have up to a xx-foot building height *for principal structures*.”
8. In the PR-SF 1, PR-MF 1 and PR-MF 2 height regulations, the language “no portion of a principal structure shall exceed ...” is confusing, as by definition in AMC 21.35.020.B, the building height is measured to the “*average height of the highest gable of a pitched or hipped roof*” (see also Figure 2 in AMC 21.45.050, or the illustration below.) Land Use Enforcement recognizes that this is current code language, but requests that the petitioner not perpetuate the contradiction. Land Use Enforcement suggests that the regulation read “Except as otherwise provided in this title, the maximum height of principal structures shall be ....”



(Reviewer: Don Dolenc)

## CHUGIAK COMMUNITY COUNCIL

P.O. Box 671350  
Chugiak, Alaska 99567

RECEIVED

August 28, 2006

AUG 28 2006

PLANNING DEPARTMENT

TO: Municipality of Anchorage  
Department of Planning  
Zoning Division  
P.O. Box 196650  
Anchorage, AK 99519-6650  
(4700 South Bragaw Street)  
Phone: 343-7900  
Fax: 343-7927

SUBJECT: Council Comments on Powder Reserve Tract 40A Master Plan  
Case No. 2006-125

Dear Sir/Madam:

At the monthly meeting of the Chugiak Community Council (the "Council"), held on August 17, 2006, Tim Potter/DOWL Engineers and Curtis McQueen, Communication/Shareholder Relations Manager for Eklutna, Inc., presented Eklutna, Inc.'s proposed rewrite of their master plan for Powder Reserve Tract 40A, P&Z Case No. 2006-125. The case is scheduled to go before the Planning and Zoning Commission on September 11, 2006.

During the subsequent discussion, the items that were of most concern to the community were the proposed high density of Tract 40A and a potential northern road connection from Tract 40A to the eight-acre parcel in the southeast corner of the NW Quarter of Section 25 connecting on through to Birchwood neighborhoods. Motions pertaining to these two concerns were acted upon separately to emphasize their importance to the Planning and Zoning Commission and to the Assembly:

### **Council Action #1: Keep Currently-Approved Master Plan Development Density**

According to the *Master Development Plan for Tract A of the Powder Reserve*, as amended by A.O. 2000-143(S-2) and A.O. 2002-007, *Table 1: Land Use Data* lists a total of 1,550 dwelling units for the Tract 40A area. The Tract 40A area comprises development areas "A" through "L" (*DOWL Master Plan, Appendix A, Pg. 43*).

*Refer to Figure 1 for a comparison of the current master plan development density for this area and the DOWL Master Plan's proposed development density for this area.*

**Figure 1 - Powder Reserve Tract 40A**  
**Comparison of Current Development Density to Proposed Development Density**

Current Master Plan Development Densities				
Development Area	Description	Acres	Development Units	Density (dwelling units per acre)
A	Undisturbed Area	9	0	0.0
B	Area Merged with Dev. Area E	n/a	n/a	n/a
C	Undisturbed Area	11	0	0.0
D	Single Family Cluster Residential	74	200	2.7
E	Single Family/Duplex Residential	60	220	3.7
F	Park Area (12.5 acres dedicated plus 2.5 acres reserve)	15	0	0.0
G	Undisturbed Area	7	0	0.0
H	School Site	15	0	0.0
I	Single Family/Multi-Family Residential	76	450	5.9
J	Single Family/Duplex Residential	82	330	4.0
K	Undisturbed Area (Fire Creek greenbelt)	20	0	0.0
L	Multi-Family Cluster Residential	39	350	9.0
TOTAL		408	1,550	3.8

Source: Master Development Plan for Tract A of the Powder Reserve [A.O. 2000-143 (S-2), A.O. 2002-007], Table 1: Land Use Data (Eklutna Powder Reserve Tract 40A Master Plan, Appendix A, Pg. 43)

Proposed Master Plan Development Densities					
Zoning District	Description	Acres	Proposed Densities	Range of Number of Units <sup>1,3</sup>	Estimated Number of Units <sup>2</sup>
PR-SF1	Single-Family Residential	154	2 - 6	308 - 924	401
PR-MF1	Low-Density Multiple Family	101	3 - 12	303 - 1,212	650
PR-MF2	Medium-Density Multiple Family	30	3 - 16	90 - 480	246
PR-MF3	High-Density Multiple Family	15	3 - 30	45 - 450	204
PR-C/MU1	Commercial Mixed Use	7			100,000 sf
PR-OS-1	Open Space	97			
TOTAL		404		746 - 3,066	1,501

Source: Eklutna Powder Reserve Tract 40A Master Plan, Table2: Powder Reserve Tract 40A Zoning Districts, Pg.27

Notes:

- 1) The range of the number of dwelling units could range from a total of 746 units to 3,066 units not including those dwelling units from the C/MU1 - Commercial Mixed Use zoning district.
- 2) The estimated number of dwelling units from the C/MU1 - Commercial Mixed Use zoning district is not included in the total.
- 3) The ranges in this column do not match exactly to those listed in the accompanying draft ordinance.

According to the proposed *DOWL Master Plan, Table 2: Powder Reserve Tract 40A Zoning Districts* lists the estimated number of units for each proposed zoning district (*DOWL Master Plan, Pg. 27*). However, there is no estimate of the number of dwelling units predicted for the seven-acre "PR-C/MU1: Powder Reserve Commercial/Mixed Use" zoning district. This district is described as a mixed use zone of commercial and high density residential development that would allow multiple-family dwellings at not less than twelve dwelling units per acre (*DOWL Master Plan, Appendix C, Pg. 22*). In addition, the range of the number of dwelling units listed in *Table 2* for Tract 40A could range up to 3,066 dwelling units, not including the additional dwelling units from the high density residential "PR-C/MU1: Powder Reserve Commercial/Mixed Use" zoning district.

Residents voiced concerns that the proposed residential density of Tract 40A is too high and, if built-out as proposed, Tract 40A could wind up being even denser than the *DOWL Master Plan's* estimate since the *DOWL Master Plan* does not identify a maximum number of residential dwellings. There were also recommendations to require buffering and a transition of building densities to protect surrounding neighborhoods.

Chugiak-Eagle River has seen considerable new dense residential development over the last several years, some of it adverse. Consequently, the Council is hearing more and more comments from Chugiak-Eagle River residents and business owners advocating for more control over Chugiak-Eagle River's residential density. Their views can be summarized by quoting from the *Chugiak-Eagle River Comprehensive Plan Update*. Chugiak-Eagle River wants to:

- Ensure an orderly, efficient pattern of development that reflects the diverse needs of the community and encourages growth that is consistent with historical land uses, community character and the natural environment (*Pg. 34*);
- Maintain Chugiak-Eagle River's small town character (*Pg. 35*);
- Preserve and enhance the identity of established community areas and neighborhoods (*Pg. 35, repeated on Pg. 36*);
- Ensure that residential densities are compatible with current densities in the immediate surrounding areas (*Pg. 38*).

To address the concerns described above, the Council unanimously passed a motion to request that the Planning and Zoning Commission and the Assembly limit the number of dwelling units for the entire 404 acres of Tract 40A to a maximum of 1,550 dwelling units as already codified into law per A.O. 2000-143(S-2) and A.O. 2002-007 and as in accordance with the Chugiak-Eagle River Comprehensive Plan Update Land Use Map.

## **Council Action #2: No Road Connection to Birchwood**

According to the *DOWL Master Plan (Pg. 30)*, "Additional access roads would connect the site to the public lands to the north of the site and to the access road through Parcel C. An additional access road may connect this project area with future developed areas to the west and future parkland to the north."

Residents voiced concerns that the proposed northern access roads might connect to Birchwood's road system. Residents were opposed to this idea and argued that:

- There is adequate road connectivity proposed in the *DOWL Master Plan* with the loop road (collector) through the site with access points off the Glenn Highway frontage road (arterial).

- There is no need for a road connection from Tract 40A extended up through to Birchwood's road system since such a connection would not relieve traffic pressure but would encourage cut-through traffic on local streets through Birchwood's long-established neighborhoods.
- Beach Lake Park trail-users would be detrimentally impacted should their quiet, but heavily-traversed, trails be bisected or paralleled by roadways.
- The lifestyles of horse-owners and dog-owners could be threatened should a future road connection cause the existing northern rural neighborhoods to butt up against new, highly urbanized, residential neighborhoods to the south. The lack of a road connection would separate and protect residents from land uses incompatible with their chosen lifestyles; and, the NW Quarter of Section 25 would be a great buffer.

In addition, several residents stated that the eight-acre parcel located in the southeast corner of the NW Quarter of Section 25 should remain parkland and voiced their opposition to trading this parcel to Eklutna, Inc. as part of the Mt. Baldy land trade deal. There were also recommendations to dedicate the NW Quarter of Section 25 as parkland as soon as possible and annex it to Beach Lake Park.

To address the concerns described above, the Council unanimously passed a motion to request that the Planning and Zoning Commission and the Assembly not allow a road connection between Tract 40A and Birchwood's road system.

### **Council Action #3: Additional Comments & Recommendations**

The Council unanimously passed a motion to compile the following list of additional Tract 40A concerns and recommendations for the consideration of the Planning and Zoning Commission and the Assembly:

#### **Ratio of Single-Family Detached Dwellings to Other Dwelling Types**

It is recommended that there be a written requirement for the entire 404 acres of Tract 40A to conform to the target ratio of 85% single-family detached dwellings to 15% of all other types of dwellings, in accordance with the build-out analysis that was done by the Municipality of Anchorage Planning Department for the *Chugiak-Eagle River Comprehensive Plan Update*.

#### **Dwellings in PR-SF-1: Powder Reserve Single-Family Residential Zoning District**

According to the *DOWL Master Plan* (Pg. 25), the "PR-SF-1: Powder Reserve Single-Family Residential" zoning district is designed to be very similar to the existing R-1 district (single-family residential). Existing code describes the R-1 district as "low density" (AMC 21.40.030) and is characterized by low density single-family detached dwellings.

The proposed district name of "PR-SF-1: Powder Reserve Single-Family Residential" implies that it would be characterized by single-family detached dwellings. However, this district would allow single-family attached dwellings in the form of townhouses and cluster housing (*DOWL Master Plan, Appendix C, Pgs. 7-9*). In addition, the ratio of detached single-family dwellings to attached single-family dwellings is not addressed in the *DOWL Master Plan*. This zone could potentially be built-out as all single-family attached dwellings.

The zoning district name of "PR-SF-1: Powder Reserve Single-Family Residential" may, therefore, be misleading and could lead to an overall denser district and built-up appearance than the community would have expected or desired. Therefore, it is recommended that:

- If cluster housing will be allowed in this district, cluster housing should be compatible with surrounding land use patterns and a site plan should be required including provision for usable open space;
- If townhouse development will be allowed in this district, townhouse development should be a conditional use and a site plan should be required.

#### **Density of PR-MF-1: Powder Reserve Low-Density Multiple Family Zoning District**

According to the *DOWL Master Plan* (Pg. 25), the "PR-MF-1: Powder Reserve Low-Density Multiple Family" zoning district is designed to be very similar to the existing R-2M district (multiple-family residential). Both of these zoning districts allow or would allow up to eight dwelling units per 20,000 square-foot lot. (*DOWL Master Plan, Appendix C, Pgs. 10-13*).

The proposed district name of "PR-MF-1: Powder Reserve Low-Density Multiple Family" implies "low density". However, existing code describes the R-2M district as "medium density" (AMC 21.40.045). Additionally, the *Title 21 Update - Draft #2* interprets this type of density as the "RM-2: Higher Density Mixed Residential District" (T21D#2, Pgs. 289-299).

The zoning district name of "PR-MF-1: Powder Reserve Low-Density Multiple Family" may, therefore, be misleading and could lead to an overall denser district and built-up appearance than the community would have expected or desired. Therefore, it is recommended that:

- "Low-Density" be kept in the district's name but that the allowed density be reduced from eight dwelling units per 20,000 square-foot lot to four dwelling units per 20,000 square-foot lot;
- The district's name be changed from "Low-Density" to "Medium-Density" should eight dwelling units per 20,000 square-foot lot be allowed in this district. This assumes that the other Tract 40A zoning district names would be changed accordingly.

#### **Allowed FAR for PR-C/MU1: Powder Reserve Commercial/Mixed Use Zoning District**

According to the *DOWL Master Plan* (Appendix C, Pg. 25), the maximum floor area ratio for the "PR-C/MU1: Powder Reserve Commercial/Mixed Use Zoning District" would be 2:1. FAR = gross floor area divided by lot area. For example, a FAR of 2:1 would allow 23,000 square-feet of floor space on an 11,500 square-foot lot.

It is suggested that a FAR of 2:1 is extremely dense for an area of only seven acres and perhaps the maximum FAR should be reduced to 0.67:1. This view is supported by the *Title 21 Update - Draft #2* (Pg. 303) which proposes that a mixed use district having an area of:

- Seven acres (between 4 and 25 acres) should have a maximum FAR of 0.67:1, that is, a maximum of two-thirds of the lot can be building space;
- 15 to 160 acres should have a maximum FAR of 1:1.

### **Applicable Code**

There are many references in the *DOWL Master Plan* proposing to freeze procedures, regulations, conditional use standards, etc. as of May 31, 2006. However, full build-out of the area is expected to take 20 years (*DOWL Master Plan*, Pg. 36).

Since build-out is projected to occur over such a long time period, it is recommended that, rather than freezing the code as of May 31, 2006 as proposed, the applicable procedures, regulations, conditional use standards, etc. that should apply should be the ones that are current at the time of the application for subdivision.

### **Add Maximum Building Height Restriction to PR-C/MU1: Powder Reserve Commercial/Mixed Use Zoning District**

According to the *DOWL Master Plan* (Appendix C, Pg. 26), the "PR-C/MU1: Powder Reserve Commercial/Mixed Use" zoning district would have no restriction on building height, except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches.

Chugiak-Eagle River residents do not want high-rise commercial development in our neighborhoods. Adding a building height limit would contribute to attractive buildings suited to Chugiak-Eagle River's skyline and natural setting. This claim is supported by the results of the public survey done for the Chugiak-Eagle River Comprehensive Plan Update project. Additionally, the *Chugiak-Eagle River Comprehensive Plan Update* (Pg. 37) proposes that commercial structure heights be limited to forty-five (45) feet outside of the Central Business District of Eagle River. Note that Tract 40A is well outside of the boundaries of the Central Business District of Eagle River.

It is recommended that a maximum building height of 45 feet be added to this zoning district. This maximum building height would limit the structures to three stories which is entirely appropriate for this area of Chugiak-Eagle River. It is further recommended to require a transition of building height to protect surrounding neighborhoods.

### **Slopes Already Factored Into Determination of Building Heights**

According to the *DOWL Master Plan* (Appendix C, Pg. 29), both the "PR-MF-1: Powder Reserve Low-Density Multiple Family" zoning district and the "PR-MF-2: Powder Reserve Medium-Density Multiple Family" zoning district would have a maximum building height of forty (40) feet on lots with average slopes in excess of 15%. However, the *DOWL Master Plan* does not define: "building height"; reference datum; the point at which the building height is measured for different types of roofs; or calculations for determining building height.

On the other hand, the rules for determining building height are defined in existing code (AMC 21.45.050). Existing code already takes sloping topography into account when determining building heights. The *Title 21 Update - Draft #2* (Pgs. 311-312, 316-317) also proposes to take sloping topography into account when determining building heights.

A maximum building height set by code for a particular zoning district is applied to building heights calculated in the manner defined by code which, again, takes sloping topography into account. Therefore, when the *DOWL Master Plan* proposes to increase the maximum building heights of the existing R-2M and R-3 zoning districts (upon which the PR-MF-1 and PR-MF-2 zoning districts are based, respectively) to 40 feet, this would just serve to increase building height in these zoning districts since the issue of slope is moot.

For reasons discussed above, Chugiak-Eagle River residents want to limit building heights; and, it is recommended that a maximum building height of 35 feet be added to all of the proposed residential zoning districts. Additionally, the *Chugiak-Eagle River Comprehensive Plan Update* (Pg. 37) proposes that residential structure heights be limited to thirty-five (35) feet. This limit would be applied to building heights calculated in the manner defined by code which, once again, takes sloping topography into account.

### **Service Areas**

There was confusion about the past ordinances that dealt with service areas for Powder Reserve Tract A (*DOWL Master Plan, Appendix A, Pgs. 29-35*). Questions arose about whether or not proposed Tract 40A has already been annexed into local service areas. If not, it is recommended that there be a requirement for the developer to petition to annex Tract 40A into the following service areas prior to the time that residents exist in Tract 40A:

- Chugiak Birchwood Eagle River Rural Road Service Area (CBERRRSA)
- Chugiak Fire Service Area (CFSA)
- Eagle River-Chugiak Parks and Recreation Service Area Board (ERCPRSA)
- Eagle River-Chugiak Solid Waste Disposal Service Area (ERCSWDSA)
- Eagle River Street Light Service Area (ERSLSA)

A.O. 98-54 (*DOWL Master Plan, Appendix A, Pg. 29-30*) indicates that Tract 40A might be annexed to the Anchorage Building Safety Service Area (ABSSA). It is recommended that this be confirmed.

### **Road Issues**

It was recommended that the master plan state that all roads shall be public roads (CBERRRSA).

It was recommended that the master plan provide for adequate snow storage capacity within the road rights-of-way. Additionally, if adequate snow storage capacity cannot be provided within the road rights-of-way, provide an alternative, code-compliant, snow storage area (CBERRRSA).

According to the *DOWL Master Plan* (Pgs. 31 & 33), for areas of steep slopes, the street design would be a 50 foot wide right-of-way with only one ditch. There were questions as to whether or not this road design would have enough area to store snow within the road right-of-way (CBERRRSA).

It was recommended that special consideration be given to the design of the lots on the downhill side of the roadways as there been washouts of homes located on such lots in Chugiak-Eagle River (CBERRRSA).

It was recommended that special consideration be given to the design of the proposed intersection of the Tract 40A collector loop road and existing Terrace Lane. Terrace Lane is steep, icy in winter, and has many speeders.

According to the *DOWL Master Plan* (Pg. 38) a Traffic Impact Analysis is being conducted for Tract 40A and could suggest that signalization, turn lanes, and additional lanes will be necessary improvements to existing roads. There were questions as to whether or not these potential road improvements should be the responsibility of the developer.

Concern was expressed that buildings in Tract 40A might be more at risk for fire damage at the high density proposed. It was recommended that roadways be wide enough for emergency equipment and that fire hydrants be readily available.

There is no mention of collector landscaping in the *DOWL Master Plan*. A.O. 2000-143(S-2) requires collectors in Powder Reserve Tract A to be landscaped (*DOWL Master Plan, Appendix A, Pg. 43*). Will this requirement be continued for Tract 40A?

#### **Public Facilities**

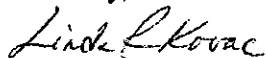
It is recommended that the master plan for Tract 40A identify possible sites for an elementary school and a fire station.

#### **Trails**

It is recommended that the master plan for Tract 40A identify all existing trails in the conceptual trail network (*DOWL Master Plan, Pgs. 34-35*).

You may contact me at 688-5356 if you have any questions.

Sincerely,



Linda Kovac  
Secretary-Treasurer  
Chugiak Community Council

Cc. Tim Potter, DOWL Engineers  
Curtis McQueen, Eklutna, Inc.  
Assemblymember Anna Fairclough  
Assemblymember Debbie Ossiander  
Birchwood Community Council  
Eagle River Community Council  
Eagle River Valley Community Council  
Eklutna Valley Community Council  
South Fork Community Council

**Autor, Mary P.**

**From:** Linda Kovac [pomeroyg@mtaonline.net]  
**Sent:** Friday, September 22, 2006 3:04 PM  
**To:** Autor, Mary P.; Kniefel, Robert E.; Underwood, Vivian R.  
**Cc:** 'Ted Kinney'; 'Bobbi Wells'; 'Judith McArthur'; Ossiander, Debbie A; 'David J. Baldwin'  
**Subject:** Public Comments on TIA for Powder Reserve

Public Comments from Linda Kovac, Chugiak Resident  
 Eklutna Powder Reserve Traffic Impact Analysis  
 Planning and Zoning Case # 2006-125

**Residential Density of "PR C/MU1 Commercial/Mixed Use" Zoning District**

The Eklutna Powder Reserve Traffic Impact Analysis (Pg. 32, Table2) estimates the number of trips according to land use showing typical trip generation data for the "General Office Building" and "Specialty Retail Center" land uses. However, these calculations do not provide for the number of residential units that are likely to be built in this "PR C/MU1 Commercial/Mixed Use" zoning district. According to the DOWL Master Plan (Appendix C, Pg. 22), the residential development in this zone is intended to provide medium to high density residential development." Therefore, the number of trips calculated for these two land uses are probably low.

**Level of Service at Intersections**

The Eklutna Powder Reserve Traffic Impact Analysis (Pg. 31) states that if, on the date of application, the existing LOS is D or poorer then a lower minimum LOS than D is acceptable if the operation of the highway does not deteriorate more than 10 percent in terms of delay time from the LOS before the development's opening date. Be aware however, that the MOA has adopted a policy for Chugiak-Eagle River that requires a LOS "C" for peak hour traffic flow. This policy has been in effect for many years and is reiterated in the Chugiak-Eagle River Transportation Plan Public Review Draft (Pg 8) which states:

**"E. Level of Service Policy**

*Adopt a Level of Service (LOS) C for peak hour traffic flow on the roadways within the Chugiak-Eagle River area. Exceptions may be made in areas where the cost of right-of-way acquisition is high due to intense urban development. (LOS C provides for traffic flow with speeds still at or near the free flow speed of the roadway. Freedom to maneuver within the traffic stream is noticeably restricted at LOS C.)"*

Only in the case where the cost of right-of-way acquisition is high due to intense urban development can the LOS be poorer than C in Chugiak-Eagle River. In the case of this TIA, there is no such issue with right-of-way acquisition. Therefore, the developer should be subject to road and intersection improvements where site-generated traffic would cause the LOS at such locations to be D or poorer.

Also, the Eklutna Powder Reserve Traffic Impact Analysis (Pg. 32) misidentifies the existing LOS for the intersection of "SB Glenn Hwy Ramp/Eklutna Park Dr" as LOS E at the P.M. Peak and LOS F at the A.M. Peak. In fact, the LOS at this intersection can be no poorer than LOS C for the following reason:

The Chugiak-Eagle River Transportation Plan Public Review Draft (Pgs. 22-23) states:

*"At the present time, none of the intersections in Chugiak-Eagle River is overcapacity, although the Old Glenn Highway/Eagle River Loop Road intersection currently experiences a poor level of service (LOS D) during the PM Peak... An analysis of intersections using projected traffic volumes, however, reveals that at least four intersections will be over capacity within the next 20 years.... most of these problem intersections are located along the Old Glenn Highway where it traverses the downtown core of Eagle River. As Chugiak-Eagle River grows, the number of trips from the residential growth areas (Powder Reserve, Eagle Crossing, etc.) to the downtown core will increase...As a result, these intersections will soon become overburdened and increase delays."*

## Conclusions

The Eklutna Powder Reserve Traffic Impact Analysis (Pgs. 33-34) lists multiple recommendations for improvements to existing roads and intersections to adequately handle the Powder Reserve's anticipated traffic. All costs for these improvements should be borne by the developer.

Thank you for your consideration,  
Linda Kovac  
688-5356

..

**MUNICIPALITY OF ANCHORAGE**

**MEMORANDUM**

---

**DATE:** August 16, 2006

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

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

**FROM:** Physical Planning Division Staff

**SUBJECT:** Staff comments for Planning and Zoning Commission Case No. 2006-125,  
Powder Reserve Tract 40A Planned Community Master Plan.

---

**2006-125      Rezone to PC (Planned Community) 403.58 acres**

The project site is located in Eagle River, on the North Eagle River interchange, west of the Glenn Highway. The site was zoned PC by AO 94-235 and AO 2000-143(S-2). The surrounding Powder Ridge Subdivision has been developed as a PC development with pedestrian amenities.

The 1993 *Chugiak-Eagle River Comprehensive Plan* designates the petition site for mixed use with residential, commercial, institutional, open space, or light industrial. The Draft 2006 *Chugiak-Eagle River Comprehensive Plan Update* designates the petition site for residential development with an overall density of 3-6 du/a. This designation allows for a mix of both single-family and multi-family residential dwelling units. While the overall density of this Master Plan is compatible with the 2006 Plan Update, the number of housing units and ratio of single family to multi-family is different.

The 1993 Plan and the Draft 2006 Plan Update call for a residential mix of 85% single-family and 15% multi-family housing units while the proposed Powder Reserve Master Plan calls for 73% multi-family and 27% single-family housing units. Build-out analysis for the Draft 2006 Land Use Plan Map assumed an 85/15 ratio for single-family and multi-family with approximately 1000 new units on Tract A.

A future school site was discussed but is not shown on any maps for this Master Plan.

General design and environmental policies including wetlands, steep slopes, and drainage should be incorporated in the site layout.

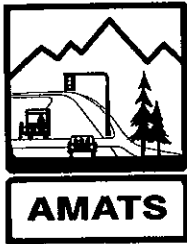
As per the Anchorage Wetlands Management Plan (AWMP), 1996, pg 104), the Powder Reserve Master Plan should incorporate the following:

**Provisions for Streams and Wetlands:**

- Verify presence of any unmapped streams and/or drainageways with MOA-Watershed Management Section. Map all streams and natural drainageways with provisions for setbacks on the site plan and final plat.

- Identify with MOA-WMS potential downstream and adjacent property impacts from development. A drainage impact analysis or hydro-geologic analysis would be a requirement for wetlands permitting.
- Maintain minimum 100-foot setback from Fire Creek. Final plat should reflect setback corridor total width of 200-feet.
- Preserve the 100-foot creek corridor intact without intrusion of roads, utilities, trails... "A" wetlands are located within the setback. Any encroachment would require permits from the Corps of Engineers, Regulatory Branch.
- "Beaver ponds at the Alaska Railroad shall be preserved." (Pg 104, site #130) Applicable only if the ARR tract is developed.
- Any fill to be placed within "A", "B" or "C" wetlands for a Master Plan would require permitting by the Corps of Engineers, Regulatory Branch.
- Any fill in wetlands would require a 25-foot transitional buffer between "C" and "A" wetlands; and a 15-foot buffer between "C" and "B" wetlands.

Both the 1993 *Chugiak – Eagle River Comprehensive Plan* (Policies 3.a.1, 2, 4) and the Draft 2006 Plan Update (Policies 3a - f) address the preservation of the functions and values of important wetlands in the Guidelines for Growth Chapter's Natural Environment section.



**Anchorage  
Metropolitan  
Area  
Transportation  
Solutions**

**MUNICIPALITY OF ANCHORAGE**  
**Traffic Department**  
*Non-Motorized Transportation Coordinator*  
Permit & Development Center, 4700 South Bragaw Street  
P.O. Box 196650, Anchorage, AK 99519-6650  
voice (907) 343-8368, facsimile (907) 343-8088  
e-mail: [schanchele@muni.org](mailto:schanchele@muni.org)

DATE: September 6, 2006  
TO: Jerry Weaver, Platting Officer  
FROM: Lori Schanche, Non-Motorized Transportation Coordinator  
SUBJECT: Case 2006-125

The proposed trail concept is a welcome refinement to the to the 2002 Trail System plan for Powder Ridge. The conceptual trail network will allow people living here to walk between neighborhoods and outside the development without using vehicles.

We also encourage sidewalks on both sides of the road to allow better accessibility to the trail network. We look forward to reviewing subsequent projects related to this development.

Cc: Craig Lyon, AMATS Coordinator



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**RECEIVED**

**MEMORANDUM**

AUG 10 2006

DATE: July 28, 2006  
TO: Jerry T. Weaver, Platting Supervisor, Planning Department  
THRU: Leland R. Coop, Associate Traffic Engineer  
FROM: Mada Angell, Assistant Traffic Engineer  
SUBJECT: Traffic Engineering and Transportation Planning Comments for the  
September 11, 2006 Planning & Zoning Commission

Municipality of Anchorage  
Zoning Division

**06-123 An Ordinance amending Title 21 for maximum lot coverage**

Traffic Engineering and Transportation Planning have no comments.

**06-124 Appeal to an action of an administrative church site plan review**

When a Traffic Impact Analysis is required it is based on the number of trips during peak hours of roadway use. Churches peak hours of use do not correspond to peak roadway use hours. Therefore, no TIA is required.

**06-125 Powder Reserve Tract 40A; Rezone from PC to design standard zoning; Grid NW0451**

Traffic Engineering and Transportation Planning request a Traffic Impact Analysis be provided for review prior to a hearing to rezone this property. Vehicular access to the site as well as interior traffic circulation can not be commented upon without a Traffic Department review of a Traffic Impact Analysis.

**06-126 Athenian Village; Conditional Use for an off street parking lot; Grid 1735**

Traffic Engineering and Transportation Planning have no comment.

2006-115	R. Cartier	Yes 7/31/06	No Objection
2006-116	R. Cartier	Yes 7/31/06	No Comment
2006-118	R. Cartier	Yes 7/31/06	No Objection
2006-119	R. Cartier	Yes 7/31/06	No Objection
2006-122	R. Cartier	Yes 7/31/06	No Objection
2006-123	R. Cartier	Yes 7/31/06	No Comment
2006-124	R. Cartier	Yes 7/31/06	No Objection
2006-125	R. Cartier	Yes 7/31/06	No Objection
2006-126	R. Cartier	Yes 7/31/06	No Objection
2006-127	R. Cartier	Yes 7/31/06	No Objection
2006-128	R. Cartier	Yes 7/31/06	No Objection
2006-129	R. Cartier	Yes 7/31/06	No Comment
S11284-3	J. Weaver	Yes 7/31/06	No Objection
S11527-1	J. Weaver	Yes 7/31/06	No Objection
S11517-1	J. Weaver	Yes 7/31/06	No Objection
S11518-1	J. Weaver	Yes 7/31/06	No Objection
S11521-1	J. Weaver	Yes 7/31/06	No Objection
S11522-1	J. Weaver	Yes 7/31/06	No Comment
S11523-1	J. Weaver	Yes 7/31/06	No Objection
S11525-1	J. Weaver	Yes 7/31/06	No Objection
S11123-3	J. Weaver	Yes 7/31/06	No Objection
S11470-2	J. Weaver	Yes 7/31/06	No Comment
S11505-2	J. Weaver	Yes 7/31/06	No Comment
S11519-1	J. Weaver	Yes 7/31/06	No Objection
S11520-1	J. Weaver	Yes 7/31/06	No Objection
S11524-1	J. Weaver	Yes 7/31/06	No Comment
S11526-1	J. Weaver	Yes 7/31/06	No Comment
S11510-1	J. Weaver	Yes 7/31/06	No Objection

**RECEIVED**

**JUL 31 2006**

**Municipality of Anchorage  
Zoning Division**

AFD



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



**MEMORANDUM**

**RECEIVED**

**DATE:** August 14, 2006  
**TO:** Jerry Weaver, Jr., Platting Officer, CPD  
**FROM:** *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program  
**SUBJECT:** Comments on Cases due August 14, 2006

AUG 14 2006

Municipality of Anchorage  
Building Division

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

2006 - 115 Zoning conditional use for a rooming house.

No objection

2006 - 123 An ordinance amending Title 21 for maximum lot coverage

No objection

2006 - 124 PZC Appeal to an action of an admin church site plan review

No objection

2006 - 125 Rezoning to PC Planned community district

No objection

2006 - 126 Zoning conditional use for an off street parking lot

No objection

2006 - 129 An ordinance amending Title 21 for a definition of manufactured vs. mobile homes

No objection



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division



## MEMORANDUM

RECEIVED

**DATE:** August 10, 2006  
**TO:** Planning Department, Zoning and Platting Division  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor  
**FROM:** Lynn McGee, Senior Plan Reviewer  
**SUBJ:** Request for Comments on Planning and Zoning Commission case(s) for the Meeting of September 11, 2006.

AUG 10 2006  
Municipality of Anchorage  
Zoning Division

Right of Way has reviewed the following case(s) due August 14, 2006.

- 06-115 Green Valley #2, Lot 10, grid 1727  
(Conditional Use for a Rooming House)**  
Owner needs to relocate the shed and storage out of the 10' Utility Easements and the portion of the fence out of the West 42<sup>nd</sup> Avenue right of way or apply for Letters of Non-objection and Encroachment Permit, respectively, from the Right of Way Division.  
Review time 15 minutes.
- 06-123 Ordinance Amendment  
(Title 21 for Maximum Lot Coverage)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 06-124 Section 33 T12N R3W, Lot 184 and the East and West ½'s of Lot 185, grid 3135  
(Appeal of Action to Site Plan Review, Church)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 06-125 Powder Ridge, Tract 40A, grid NW0451  
(Rezoning Request to PC Planned Community District)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 06-126 Athenian Village, Tract A2, grid 1735  
(Conditional Use for an Off-street Parking Lot)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.

**Pierce, Eileen A**

---

**From:** Staff, Alton R.  
**Sent:** Tuesday, July 25, 2006 10:56 AM  
**To:** Pierce, Eileen A; Stewart, Gloria I.  
**Cc:** Taylor, Gary A.  
**Subject:** Zoning and Plat Case Reviews

**RECEIVED**

JUL 25 2006

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

Municipality of Anchorage  
Zoning Division

S11174-3  
S11484-2  
S11487-1  
S11489-1  
S11490-1  
S11496-1  
S11497-1  
S11504-1  
S11505-1  
S11506-1  
S11507-1  
S11508-1  
S11509-1  
S11511-1  
S11512-1  
S11513-1  
S11514-1  
S11518-1  
S11135-2  
S11516-1  
S11517-1  
S11518-1  
S11521-1  
S11522-1  
S11523-1

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

2006 -091  
-097  
-098  
-100  
-105  
-112  
-115  
-116  
-118  
-119  
-123  
-124  
-125  
-126

Thank you for the opportunity to review.

Alton Staff, Operations Supervisor  
Public Transportation Department  
People Mover  
907-343-8230  
Right Fax 907-249-7492



RECEIVED

JUL 24 2006

Municipality of Anchorage  
Zoning Division

## FLOOD HAZARD REVIEW SHEET for PLATS

Date: 7-21-06

Case: 2006-125

Flood Hazard Zone: A

Map Number: 0105

☒ 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.

Amc 21.60.050 REQUIRES BASE FLOOD ELEVATION DATA TO BE PROVIDED FOR SUBDIVISIONS AND OTHER DEVELOPMENT WHICH CONTAIN 50 LOTS OR FIVE ACRES WHICHEVER IS LESS. Fire Creek was done by FEMA as a approximate study without base flood information.

Reviewer: Jack Puff

# 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 case.

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

AUG 16 2006

Municipality of Anchorage  
Zoning Division**1. Select a Case:** [View Comments](#)**2. View Comments:****Case Num: 2006-125**

Rezoning to PC Planned community district

**Site Address:** 14524 TERRACE LN**Location:** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.[Details](#) | [Staff Report](#) | [submit a comment](#)

## Public Comments

**8/16/06**

William Moss

15710 Husky St

Eagle River AK 99577

If the area must be developed it should reflect the much older community of Birchwood with large parcels which allow space for horses, dog teams, etc. Continuing the Powder Ridge sprawl to the north will destroy the uniqueness of the area and make north Eagle River no different from anywhere else. Retaining diversity in our communities is important. People come to Alaska and stay here because it isn't like everywhere else. The Birchwood community style is an asset to the entire Anchorage area and should be preserved. Bending to the corporate profit margin is no way to plan and build a quality community.

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

119

**Birchwood Community Council**  
**19213 Sprucecrest Drive**  
**Chugiak, Alaska 99567**

September 18, 2006

To: MOA  
Community Planning  
4700 Bragaw St  
Anchorage, AK 99507

Re: Council comments on this rezone  
for inclusion in P&Z hearing packet

**PLANNING & ZONING COMMISSION**

Hearing Date: Monday, Oct 02, 2006 \*  
Case Number: 2006-125  
Petitioner: Ekiutna, Inc.  
16518 Centerfield Drive #100  
Eagle River, AK 99577  
FAX: 9076962845  
Day Phone: 9076962828

Representative: Dowl Engineers  
Tim Potter  
4041 B St.  
Anchorage, AK 99503  
E-Mail: tpotter@dowl.com  
FAX: 9075633953  
Day Phone: 9075622000

Application Date:  
Request: Rezoning to PC Planned community district  
Site Address: 14524 TERRACE LN  
Detail: A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.  
Legal Desc.: PC Planned community district

Birchwood adjourned for the summer months & will not reconvene until Sept. 27<sup>th</sup>. A number of members did attend the Dowl presentation presented to the Chugiak Community Council membership in August and expressed their concerns. While not allowed to vote upon the Motions made, the issues Chugiak addressed in their comments on this rezone are identical to Birchwood concerns. While Tract 40A is partially within the boundaries of the Eagle River Council, no presentation was made to that council. This notice is to be included in the P&Z hearing packet, now scheduled for October 2<sup>nd</sup>, which is required to be delivered to Planning Staff 10 days prior to the hearing if inclusion in the packet is requested. Birchwood Council will present oral testimony at the hearing, after the council meets to formalize their position.

Bobbi Wells, Chair  
Birchwood Community Council

FAX COVER SHEET

RECEIVED

SEP 19 2006

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

TO; MOA YOUR FAX: 343-7927

ATTN: Ms Eileen Pierce

FROM; Birchwood Community Council  
19213 Sprucecrest  
Chugiak, AK 99567  
PH: 688-4321  
FX: 688-7526


DATE; September 19, 2006

#PAGES, INCLU COVER: 2

SUBJECT; Council Comment on 2006-125

MESSAGE;

For inclusion in P&Z packet for public hearing on Oct.2

  
Bobbi Wells, Chair

**3**

# **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) Eklutna, Inc.		Name (last name first) DOWL Engineers	
Mailing Address 16515 Centerfield Drive, Suite 201 Eagle River, AK 99577		Mailing Address 4040 B Street Anchorage, AK 99503	
Contact Phone: Day: 696-2828 Night:		Contact Phone: Day: 562-2000 Night:	
FAX: 696-2845		FAX: 563-3953	
E-mail:		E-mail: mtuttell@dowl.com	

\*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):		051-631-58	
Site Street Address:		14524 Terrace Lane, Eagle River, AK	
Current legal description: (use additional sheet if necessary)			
Tract 40A of Powder Ridge Subdivision per Plat 98-80 filed in the Anchorage Recording District, Third Judicial District, State of Alaska			
Zoning:	PC	Acreage:	404
		Grid #	NW0451

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.

Date: 7/12/06 Signature: *Matthew Dattell*  
(Agents must provide written proof of authorization)

Accepted by: *AC* Poster & Affidavit: *AC* Fee: \$14,000 Case Number: 2006-125

Application for Zoning Map Amendment continued

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

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

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

Eagle River-Chugiak-Peters Creek Land Use Classification:

☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions  
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study <sup>X</sup> Mixed Use Per ER Comprehensive Plan  
☐ Residential at \_\_\_\_\_ dwelling units per acre AO 92-133

Girdwood-Tumagain 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: 93-022-3, 99-001, 2000-013, 2001-103☐ 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.



Municipality of Anchorage  
Department of Community Planning and Development  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Powder Reserve TRACT 40A

## STANDARDS FOR ZONING MAP AMENDMENTS

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

### A. Conformance to Comprehensive Plan.

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

See attached

2. If the proposed zoning map amendment does not conform to the generalized intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:
  - a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria:
    - i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.
    - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan.

See attached

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

See attached

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

See attached

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

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

a. Environment;

See attached

b. Transportation;

See attached

c. Public Services and Facilities;

See attached

d. Land Use Patterns;

See attached

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

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

See attached

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

See attached

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

See attached

## **Powder Reserve Tract 40A Standards for Zoning Map Amendments**

### **A. Conformance to Comprehensive Plan.**

1. The Eagle River-Chugiak Comprehensive Plan calls for mixed use in this area. The proposed zoning includes residential and commercial use areas within the Planned Community zoning district and is consistent with the Comprehensive Plan and the land use classification map.
2. Residential densities are not specified for the mixed use land use classification for the Eagle River-Chugiak area. Therefore, the proposed amendment is consistent with the generalized intensity of the Comprehensive Plan and land use maps.

### **B. Factors to be Considered.**

1. Describe the effects of development and cumulative effects on (a) the surrounding neighborhood, (b) the general area, and (c) the community; and any proposed special limitations that will mitigate adverse effects.
  - a. Environment. The proposed amendment creates an open space district that encompasses the most environmentally sensitive areas within the parcel, including Fire Creek, another unnamed drainage, and a large wetland area. The amendment also incorporates specific design standards for steep areas to allow development to occur in those areas while reducing the development footprint and the need to regrade steep slopes. These factors reduce the potential for adverse environmental effects on the neighborhood, general area and the community. The entire community will benefit from creating the Fire Creek open space area.
  - b. Transportation. The parcel is located on the Glenn Highway, the main highway linking Eagle River to Anchorage. A traffic impact assessment is currently underway to analyze the potential traffic impacts and to identify potential mitigation measures.
  - c. Public Services and Facilities. Recent Anchorage Water and Wastewater Plans have incorporated the proposed development in this area in their planning estimates. There is expected to be sufficient water and wastewater capacity for the proposed development. A school site is likely to be needed in the general area in the future and the amendment accommodates that need within the proposed development plans. The proposed development will accommodate anticipated growth in the Eagle River area and is not expected to result in any additional requirements.
  - d. Land Use Patterns. The proposed amendment is consistent with recent development in the Eagle River area. The Eagle River area is transitioning from a more rural area into a more suburban area. There are increasing demands for housing in this area and the

comprehensive plan update currently underway recognizes that the area will need more smaller-lot subdivisions and multi-family housing. Although the development proposed on this tract is more intense than that on the east and west of the tract, the incorporation of open space districts, major trails, and the location of single-family development along the eastern boundary of the tract is expected to minimize the potential for adverse effects on land use patterns.

2. Quantify the amount of undeveloped land in the general area having the same or similar zoning. Why is the existing land not sufficient to meet the need for this land use category.

The proposed zoning amendment does not change the zoning from Planned Community (PC). This zoning category is not common in the Eagle River area, and allows for flexible development of the area to meet market demands. The Draft Eagle River-Chugiak Comprehensive Plan Update identifies 25,617 acres of vacant land within the northern communities, of which only a third is identified as suitable by development. Within Eagle River itself, only 144 acres of suitable vacant land is available with another 875 acres of marginally suitable land. Powder Reserve Tract 40A makes up almost half of the vacant suitable and marginally suitable land for future development in Eagle River, and therefore is a strong need for development under this zoning designation.

3. When would development occur under the proposed zoning? Are public services available to the site?

Development would likely begin within 24 months of approval and would be phased in over a 10-20 year period. Public services are available to the eastern edge of the property where the Powder Ridge subdivision is under construction.

4. If the proposed rezoning alters the use of the property that that indicated in the Comprehensive Plan, how will the loss of land for this use category be regained elsewhere?

The proposed rezoning is consistent with the land use designation in the Comprehensive Plan.



16515 Centerfield Dr, Ste 201  
Eagle River, AK 99577  
Phone: 907-696-2828  
Fax: 907-696-2845

May 24, 2006

Jerry Weaver  
Municipality of Anchorage  
Planning Department  
PO Box 196650  
Anchorage, AK 99519

Re: Tract 40A of the Powder Reserve

Dear Mr. Weaver:

This letter authorizes DOWL Engineers to represent Eklutna, Inc. for all planning and zoning actions related to the submittal and review of the Master Plan for Tract 40A of the Powder Reserve.

If you have any questions, please contact our office. Thank you.

Sincerely,

William C. Price, General Manager



September 20, 2006  
W.O. D58236

Mr. Jerry Weaver  
Municipality of Anchorage  
Planning Department, Zoning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Subject: Request for Amendment to Powder Reserve Tract 40A Master Plan  
Case No. 2006-125

Dear Mr. Weaver:

DOWL Engineers (DOWL), on behalf of Eklutna, Inc., is requesting an amendment to the approved master plan and zoning district map for Tract 40A of the Powder Reserve. This amendment is requested consistent with AMC 21.40.250.F. DOWL has submitted an application for a zoning map amendment, a revised master plan document and district zoning map, and a draft revised ordinance for consideration as part of this request. In addition, DOWL has met with the Municipal Planning Department, other municipal agencies, and the local community councils to discuss the proposed amendment. Responses to the issues raised during municipal review and by the community councils are included in the attached document. Additional attachments include a revised draft ordinance and a summary of how this request addresses each of the issues listed in AMC 21.40.250.F.

Tract 40A contains approximately 404 acres of land in northern Eagle River. The remainder of Tract A is currently under development in compliance with the existing Tract A master plan. Tract 40A consists of the lands north and east of Powder Ridge Drive. The lands within Tract 40A were designated as Development Areas A through L in the previous master plan for the area. Of the approximately 400 acres in Tract 40A, the previous master plan designated 62 acres for parks and open space, 15 acres for a school site, and the remainder (approximately 330 acres) for a variety of single- and multi-family residential uses. Residential densities in the various development areas ranged from 2.7 to 9 dwelling units per acre, with a total of 1,550 units within Tract 40A. The overall gross residential density over the entire 404 acres of Tract 40A was approximately 3.8 dwelling units per acre.

This master plan amendment identifies 97 acres for parks and open space, 7 acres for neighborhood-oriented commercial and mixed use, and the remaining 300 acres for a variety of residential uses. The proposed master plan revision allows for residential densities up to 17 dwelling units per acre, based on a variety of residential zoning districts, based closely on districts within the municipality's Title 21 land use code. If each residential zoning district were developed at its maximum density, up to 2,049 units could be developed. The overall gross residential density over the 404 acres of residential uses would be approximately 5.0 dwelling units/acre. This is consistent with the area's designation of 3 to 6 dwelling units per acre on the Land Use Plan Map for the area.

It should be noted that although the zoning districts proposed allow for multi-family development in most districts, the districts also allow for single-family development. Therefore, the actual distribution between single-family and multi-family units, and the final overall residential density, will be based on

Mr. Jerry Weaver  
Municipality of Anchorage  
September 20, 2006  
Page 2

actual market demand for various types of housing. Based on recent experience in the lower part of Tract A of the Powder Reserve, many of the areas that allow for multi-family development have been instead developed as single-family areas, based on market demand. We believe that by providing flexibility within the various zoning districts, development will be able to best meet the changing needs of the Chugiak-Eagle River area.

In the Guidelines for Growth, Housing and Residential Development, in the Draft Chugiak-Eagle River Comprehensive Plan Update (April 2006), there is a strategy to support multi-family housing in areas where public water and sewer services are available, and where convenient access to major transportation corridors and recreational facilities is provided. The mix of residential zoning districts proposed for Powder Reserve Tract 40A provides an opportunity for future development of a variety of housing types and densities, to meet the market demand for various types of housing. The location of Powder Reserve, adjacent to the Glenn Highway, a major transportation corridor, lends itself to providing the diversity of housing types needed to meet the area's future needs. The area is proposed to be served by public sewer and water, and is designed to incorporate greenbelts and trails to provide for recreation. In addition, the Municipality has proposed development of a public park just north of Tract 40A in Section 25. Finally, the area along the eastern property boundary, adjacent to low density development, is proposed for single-family development, ensuring that the development in this area will be compatible with existing development. Therefore, we believe that the proposed development on Tract 40A fully meets the intent and goals of providing appropriate multi-family development for the Chugiak-Eagle River area.

We believe that this master plan amendment is consistent with good planning policy and takes into account the unique characteristics of the Powder Reserve area and the changing needs of the Chugiak-Eagle River area.

Thank you for your consideration of this amendment request. Please feel free to call with any additional questions.

Sincerely,  
DOWL Engineers



Timothy C. Potter  
Director of Planning

Enclosures:  
Response to Comments  
Revised Draft Ordinance  
AMC 21.40.250.F Standards

c: B. J. O'Donnell, Eklutna, Inc.

D58236.Weaver.MET.TCP.092006.cam

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**ATTACHMENT 1**  
**RESPONSE TO COMMENTS**

Powder Reserve Tract 40A  
Master Plan Revision  
Response to Comments  
September 18, 2006

MOA Traffic Department, July 28, 2006

A Traffic Impact Analysis was provided on August 24, 2006.

MOA, Physical Planning Division, August 16, 2006

***Residential Density and Percentage of Multi-family Units.*** The comprehensive plan for the Chugiak-Eagle River area indicates that there is a need to provide diverse housing opportunities to meet the needs of local residents. As noted by Physical Planning staff, the Draft Chugiak-Eagle River Comprehensive Plan Update calls for a residential unit mix of 85% single-family and 15% multi-family units for the Chugiak-Eagle River plan area. We believe that housing density goals should be looked at in a broad sense for the entire plan area, and not applied to specific developments or lots individually. As stated in the plan, multi-family development is more appropriate in specific areas, including areas with sewer and water service and with access to major transportation corridors. Other areas, which do not have this access, would be expected to develop higher percentages of single-family units. Actual densities for each specific area will depend on market demand, site location, topography and other considerations.

In the Guidelines for Growth, Housing and Residential Development, in the Draft Chugiak-Eagle River Comprehensive Plan Update (April 2006), there is a strategy to support multi-family housing in areas where public water and sewer services are available and where convenient access to major transportation corridors and recreational facilities is provided. The mix of residential zoning districts proposed for Powder Reserve Tract 40A provides an opportunity for future development of a variety of housing types and densities, to meet the market demand for various types of housing. The location of Powder Reserve, adjacent to the Glenn Highway, a major transportation corridor, lends itself to providing the diversity of housing types needed to meet the area's future needs. The area is proposed to be served by public sewer and water, and is designed to incorporate greenbelts and trails to provide for recreation. In addition, the Municipality has proposed development of a public park just north of Tract 40A in Section 25. Finally, the area along the eastern property boundary, adjacent to low density development, is proposed for single-family development, ensuring that the development in this area will be compatible with existing development. Therefore, we believe that the proposed development on Tract 40A fully meets the intent and goals of providing appropriate multi-family development for the Chugiak-Eagle River area.

It should be noted that although the proposed zoning districts for Powder Reserve Tract 40A allow for multi-family development in most districts, all of the residential districts also allow for single-family development. Therefore, the actual distribution between

single-family and multi-family units will be based on actual market demand for various types of housing. Based on recent experience in the lower part of Tract A of the Powder Reserve, many of the areas that allow for multi-family development have been instead developed as single-family areas, based on market demand. We believe that by providing flexibility within the various zoning districts, development will be able to best meet the area's needs as discussed further below. . .

<b>Zoning District</b>	<b>Acres</b>	<b>Proposed Densities</b>	<b>Maximum Number of DUs</b>
PR-SF1 Single-family Residential	154	4	616
PR-MF1 Low-Density Multiple Family	101	8	808
PR-MF2 Medium-Density Multiple Family	30	10	300
PR-MF3 High-Density Multiple Family	15	17	255
C/MU1 Commercial Mixed Use	7		70
OS-1 Open Space	97		
<b>Total Area</b>	<b>404</b>		<b>2,049</b>

The total number of units proposed to be constructed on Tract 40A will vary depending on the mix of the various types of housing units allowed. A specific number of units has been identified for each zoning district in the table below. (The zoning districts are proposed to serve as development areas.)

The lands within Tract 40A were designated as Development Areas A through L in the previous master plan for the area. Of the approximately 400 acres in Tract 40A, the previous master plan designated 62 acres for parks and open space, 15 acres for a school site, and the remainder (approximately 330 acres) for a variety of single- and multi-family residential uses. Residential densities in the various development areas ranged from 2.7 to 9 dwelling units per acre, with a total of 1,550 units within Tract 40A. The overall gross residential density over the entire 404 acres of Tract 40A was approximately 3.8 dwelling units per acre.

This master plan amendment identifies 97 acres for parks and open space, 7 acres for neighborhood-oriented commercial and mixed use, and the remaining 300 acres for a variety of residential uses. The proposed master plan revision allows for residential densities up to 17 dwelling units per acre, based on a variety of residential zoning districts, based closely on districts within the municipality's Title 21 land use code. If each residential zoning district were developed at its maximum density, up to 2,049 units could be developed. The overall gross residential density over the 404 acres of residential uses would be approximately 5.0 dwelling units/acre. This is consistent with the area's designation of 3-6 dwelling units per acre on the Land Use Plan Map for the area.

As the Physical Planning staff have accurately pointed out in the past, the quality of building and site design are more critical to neighborhood compatibility than the density of development. Eklutna, Inc. has long-term investments in this area and is committed to ensuring high quality development that will maximize the desirability of these new neighborhoods.

**School Site.** The draft Chugiak-Eagle River Comprehensive Plan Update states that an elementary school site is needed in the vicinity of the Powder Reserve. The proposed zoning districts in Tract 40A allow for an elementary school site in most districts. In the conceptual development layout, a school site is identified in the single-family district along the eastern boundary of the property. This area has good access and provides a suitable site for a future school. Actual selection of a school site is, however, a responsibility of the Anchorage School District (ASD). ASD must complete a school site selection process to determine the best site for a needed school. Therefore, this master plan allows for the site to be selected by ASD, with appropriate compensation to Eklutna, Inc. In the event that ASD selects an alternative site, this area would be developed for single-family housing.

**General Design and Environmental Policies.** The master plan incorporated the environmental features of the site into the design process. This master plan incorporates a larger greenbelt corridor along Fire Creek, as well as a new corridor along a major drainage that traverses the site. The wetland area on the northeastern portion of the property is also set aside as greenspace. Special design accommodations have been incorporated into the plan for development on steeper areas within the site. Finally, as described in the plan, Eklutna, Inc. has a design review process that is designed to result in high quality development that addresses the specific conditions of each area. The design review team will include at a minimum, one registered professional engineer, and may include other design professionals, such as planners and/or architects. Between MOA land use and development regulations and the Eklutna, Inc. design review, development within the master plan area is expected to set a new standard for consideration of environmental factors.

**Streams and Wetlands.** The master plan reflects information contained in the Anchorage Wetlands Management Plan, as well as site-specific wetland research on the site. This master plan revision is proposing the expansion of the open space designation along Fire Creek from a 150-foot wide corridor to a corridor width well in excess of 200 feet. The portion of the beaver pond area within this tract is also incorporated into the open space category. Finally, an open space designation is also given to the lower value wetland on the northeastern portion of the site, and to another drainageway that crosses the site from this wetland to the Fire Creek corridor. These open space areas may be retained by Eklutna, Inc. for possible use as wetland mitigation for the overall site development plan and any permanent conservation of or dedication of these lands would only occur under terms mutually acceptable to both the MOA and Eklutna, Inc. and subject to the provisions of the North Anchorage Land Agreement and all amendments to that agreement. Eklutna, Inc. may approach the Corps of Engineers and the other resource agencies to discuss a proactive approach to wetland permitting and mitigation for the overall master plan area that would take into account preservation of specific wetland areas and identification of development areas.

It should be noted that Anchorage Water and Wastewater Utility (AWWU) has requested that open space and park lands should allow for utility extensions. Eklutna, Inc. has no

objection to allowing for utility extensions within open space districts, including the Fire Creek greenbelt, if such extensions can occur without significant adverse effects on the natural resources that are the basis for the open space designation. Co-location of utilities and trail corridors provides for an efficient use of land and allows for provision of more public amenities within the development area.

This master plan sets the general guidelines and the framework for future development; more specific review will be required as future platting and subdivision design occurs for each area. Watershed requirements and assessment of stormwater issues cannot be addressed until specific developments are proposed.

***Natural Environment Policies.*** This master plan revision is consistent with the goals and objectives outlined in the Natural Environment section of the Guidelines for Growth in the comprehensive plan update. The master plan identifies and addresses the natural systems within the site, including the beaver pond area, the Fire Creek corridor, the wetland on the eastern portion of the site, and the natural drainage that connects the wetland with the Fire Creek corridor. Specific design guidelines have been developed to address development on steep slopes. Finally, public water and sewer systems will be provided, further protecting the natural environment.

MOA, Anchorage Water & Wastewater Utility, August 18, 2006.

***Existing Infrastructure.*** This is consistent with the text and figure in the master plan document.

***Development Standards and Other Special Considerations.*** It is understood that extensions of AWWU's water and wastewater systems will be at the developer's cost through a main extension agreement.

Representatives of Eklutna, Inc. have been working with AWWU to address sewer and water system needs and design for Tract 40A. Conceptual schematics of the water and sewer systems are attached. These schematics are only conceptual, and actual design will occur as each area is developed.

Wastewater pump stations and any required force mains will be sited to optimize wastewater collection and transportation and pump stations will be placed on dedicated parcels within the development area.

***Development Phasing.***

***Sanitary Sewer Issues.*** Eklutna, Inc. supports AWWU's proposal to create a sanitary sewer trunk improvement district for the Powder Reserve area.

***Transmission Water Main Easement.*** AWWU's concerns regarding development and recreation uses that may affect the water transmission main corridor within the site. Any development activities (such as road construction), recreational or landscaping improvements will be coordinated with AWWU to minimize the potential for adverse

effects on the water main itself, or AWWU access to and maintenance of the water transmission main. It is anticipated that the trails within this easement would likely be used by pedestrians, bicycles, horses and skiers, and a hard surface may not be required.

*Easement Corridors.* Water and wastewater mains are proposed to be located primarily within dedicated street rights-of-way. If utilities need to be run outside of these dedicated rights-of-way, specific easements will be granted as part of the subdivision process.

Eklutna, Inc. has no objection to allowing for utility extensions within open space districts, if such extensions can occur without significant adverse effects on the natural resources that are the basis for the open space designation. Co-location of utilities and trail corridors provides for an efficient use of land and allows for provision of more public amenities within the development area.

*Plan Approval/Permits for Service Connections.* Appropriate private system review and approval and AWWU permits will be acquired for future development within Tract 40A.

Chugiak Community Council, August 28, 2006.

***Council Action 1. Keep Currently-Approved Master Plan Development Density.*** The zoning districts identified in the revised master plan do allow for higher density development than the currently approved master plan. As addressed previously, however, although the zoning districts proposed allow for multi-family development in most districts, the districts also allow for single-family development. Therefore, the actual density of development will be based on market demands for various types of housing. Based on recent experience in the lower part of Tract A of the Powder Reserve, many of the areas that allow for multi-family development have instead been developed as single-family areas. We believe that by providing flexibility within the various zoning districts, development will be able to best meet the area's needs for a variety of housing types in a creative format.

A maximum number of dwelling units has been identified for each residential zoning district as shown below. The number of dwelling units proposed results in a gross residential density of 5 dwelling units per acre over the entire 404-acre site.

Zoning District	Acres	Proposed Densities	Maximum Number of DUs
PR-SF1 Single-family Residential	154	4	616
PR-MF1 Low-Density Multiple Family	101	8	808
PR-MF2 Medium-Density Multiple Family	30	10	300
PR-MF3 High-Density Multiple Family	15	17	255
C/MU1 Commercial Mixed Use	7		70
OS-1 Open Space	97		
Total Area	404		2,049

The commercial/mixed-use (C/MU) district proposed residential density is consistent with the residential densities currently allowed under Title 21 for general business districts. The area proposed for this designation is fronted on three sides by roads and is uniquely suited for commercial or high-density residential development. Residential development within the C/MU district would not be allowed to exceed a density of 20 dwelling units per acre, or to exceed a total of 70 dwelling units within the C/MU area, as listed in the table above.

The eastern portion of the master plan area, which is adjacent to existing neighborhoods, is zoned either as open space or as single-family residential. Thus the revised plan does provide for a transition of building densities for compatibility with surrounding neighborhoods. Therefore we believe that the proposed master plan is consistent with the policy requiring compatibility with surrounding areas.

The proposed master plan is consistent with promoting an orderly, efficient pattern of growth that reflects the diverse needs of the community and is consistent with historical land uses, community character and the natural environment. The natural environment is addressed through open space corridors and clustering of higher density development to address environmental resources. The mixture of housing densities proposed allows the development to respond to the diverse needs of the community. The development of multi-family units in this area promotes orderly and efficient growth by placing multi-family development in areas along major transportation corridors and where public sewer and water services will be made available.

Therefore, we believe that the range of densities proposed in the revised master plan are appropriate at this level of planning. More detailed review of the subdivisions to be developed within the area will provide an opportunity to review each development for its compatibility with the specific features of the area and surrounding uses.

***Council Action 2. No Road Connection to Birchwood.*** The revised master plan does not propose road connections through to Birchwood's road system. The master plan road system, as proposed in the July 2006 master plan submittal is considered to be sufficient for access into, out of, and through the site. MOA staff have requested that the plan be amended to include a potential future road access to the north to the proposed park in Section 25. Eklutna, Inc. does not object to showing the proposed northern road connection in the master plan. It should be recognized however, that Eklutna, Inc. is not committing to construct this road, and an access easement or road right-of-way would need to be granted by the Alaska Railroad Corporation (ARRC) for future MOA construction of this road. Eklutna, Inc. does believe that it is more appropriate for any future road connection to Section 25 to be addressed when the ARRC parcel master plan is completed in the future.

***Council Action 3. Additional Comments and Recommendations.***

***Ratio of Single-Family Dwellings to Other Dwelling Types.*** As discussed previously, we believe that housing density goals should be looked at in a broad sense for the entire Chugiak-Eagle River plan area, and not applied to specific developments individually. As

mentioned above, multi-family development is more appropriate in specific areas, including areas with sewer and water service and with access to major transportation corridors. Other areas, which do not have this access, would be expected to develop higher percentages of single-family units. Actual densities for each specific area will depend on market demand, site location, topography and other considerations.

*Dwelling Types in PR-SF1.* The proposed PR-SF1 district is similar to the R-1 district in Title 21. Title 21 does allow for attached dwellings in a cluster development in R-1, up to a maximum density of 5 units per acre. The proposed PR-SF1 district requires cluster development to be consistent with AMC 21.50.210 which regulates cluster development and requires consideration of surrounding land use patterns and a site plan review.

*Density of PR-MF1.* We do not believe that the description of this zoning category is misleading. Title 21 contains a much wider diversity of zoning districts ranging from lower densities to higher densities. In the Powder Reserve Tract 40A master plan area, we are proposing a single-family zoning district and three multi-family zoning districts. Within this plan area, the multi-family districts are named in accordance with the proposed densities from the lowest density multi-family residential district (PR-MF1) to the highest density multi-family residential density district (PR-MF3).

*Allowed FAR for PR-C/MU-1.* Current Title 21 provisions for general business districts do not limit the floor area ratio for commercial areas. As discussed previously, this particular area is fronted on three sides by roads and is uniquely suited for concentrated commercial development to serve the needs of the project area. The limit on square footage identified in the revised master plan (100,000 sf) adequately addresses the scale of the allowed commercial development and we do not feel that a further reduction of the floor area ratio is appropriate.

*Applicable Code.* The proposed master plan revision proposes to apply the current provisions of Title 21 on future development within the master plan area. Since the nature of future changes are unknown, the establishment of specific known conditions for development allows for residents of the area and for developers to know what the development rules are and will be with certainty.

*Add Maximum Building Height Restriction in PR-C/MU1.* A 45-foot height restriction is acceptable in the commercial/mixed use area.

*Slopes Already Factored Into Determination of Building Heights.* Although the existing regulations do provide for two ways to measure height, they do not adequately address steep slopes. To adequately address steep slopes, the measuring point should vary relative to the angle of the slope.

*Service Areas.* Eklutna, Inc. will evaluate the recommendation by the Chugiak Community Council regarding annexation into the various service areas.

*Road Issues.* The roads within the master plan area can be designated as public roads. Snow storage areas will be incorporated into the road rights-of-way or will be accommodated in abutting snow storage easements. Local snow storage is allowed in most proposed zoning districts. Commercial snow storage and disposal, where snow is brought from areas outside this development area, is not allowed.

The single-loaded street design is intended to minimize the potential for washouts by minimizing the cut and fill on the downhill side of steep areas.

The road designs for the collector loops will take into account the site specific topography and the geometry of the intersections with Terrace Lane.

The Traffic Impact Analysis currently underway will identify needed improvements to roads in the project area. The schedule for and responsibility for improvements will be identified based on this analysis. It should be noted that some local roads are anticipated to be at unacceptable levels of service in the future regardless of whether this area is developed or not. Therefore, it is expected that some public road improvements will be scheduled for these areas as part of the Chugiak-Eagle River Long-Range Transportation Plan Update and the MOA's Transportation Improvement Program.

The proposed development within this master plan area will be served with public water and fire hydrants will be available. Roads will be designed to allow for emergency equipment access.

The master plan is not requiring any additional landscaping beyond that required within the specific zoning districts.

*Public Facilities.* The proposed zoning districts in Tract 40A allow for an elementary school site in most districts. In the conceptual development layout, a school site is identified in the single-family district along the eastern boundary of the property. This area has good access and provides a suitable site for a future school. Actual selection of a school site is, however, a responsibility of the Anchorage School District (ASD). ASD must complete a school site selection process to determine the best site for a needed school. Therefore, this master plan allows for the site to be selected by ASD, with appropriate compensation to Eklutna, Inc. In the event that ASD selects an alternative site, this area would be developed for single-family housing.

The proposed zoning districts have been revised to allow for fire stations as permitted uses within the commercial/mixed use area and the highest density residential areas. Fire stations will be allowed as conditional uses in all other districts.

*Trails.* The proposed master plan revision identifies open space areas for major public trails and allows for private trail connections to these public trails. Exact trail locations will be identified as development occurs. The conceptual trail plan provides for public trails that provide access through the development area to the Fire Creek Greenbelt, as well as private trails that provide access from residential areas to the public trails. The

final location and number of public and private trails will be determined during the subdivision review and approval process for each area and therefore may differ from that shown in the conceptual trail network figure in the master plan.

Existing informal trails may be relocated into the open space/public trail corridors as the area develops.

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**ATTACHMENT 2**  
**REVISED DRAFT ORDINANCE**

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Submitted by:  
Prepared by:  
For reading:

ANCHORAGE, ALASKA  
AO No. 2006-\_\_\_\_\_

**AN ORDINANCE AMENDING ANCHORAGE ZONING ORDINANCE 94-235 (S-1)(AA) AND ANCHORAGE ZONING ORDINANCE 2000-143 (S-2) TO AMEND THE PC (PLANNED COMMUNITY DISTRICT) ZONE AND TO MODIFY THE MASTER DEVELOPMENT PLAN AND DESIGN STANDARDS FOR DEVELOPMENT AREAS A, C D, E, F, H, I, J, K, AND L LOCATED WITHIN TRACT 40A OF THE POWDER RIDGE SUBDIVISION (PLAT 98-80).**

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** The Master Plan for the PC District for Tract 40A of the Powder Ridge Subdivision, as approved under AO 94-235 (as amended) and AO 2000-143 (S-2), is hereby amended as set forth in the following sections.

**Section 2.** Development of the planned community district on Tract 40A shall proceed in substantial conformance with the Powder Reserve Tract 40A Master Plan prepared by DOWL Engineers for Eklutna, Inc. The Master Plan text, tables and maps are adopted as part of this ordinance. The zoning districts identified in the plan represent the development areas for the master plan area. The zoning districts shown in Figure 13 and the district regulations as described in Section 3 below identify the permitted and conditional uses for each district. The table below indicates the numbers of dwelling units and amounts of commercial and office development allowed within the zoning districts within the PC district.

Zoning District	Acres	Densities	Number of units
PR-SF1 Single-family Residential	154	4	616
PR-MF1 Low-Density Multiple Family	101	8	808
PR-MF2 Medium-Density Multiple Family	30	10	300
PR-MF3 High-Density Multiple Family	15	17	255
PR-C/MU1 Commercial Mixed Use	7		70
PR-OS1 Open Space	97		
Total Area	404		2,049

Figure 13 is intended as a graphical representation of the zoning districts and does not show surveyed district boundaries. District boundaries are contiguous. Where space exists between the zoning district polygons shown on Figure 13, these spaces are not intended to be interpreted as buffer zones between the zoning districts.

**Section 3.** The following zoning districts are adopted for the Powder Reserve Tract 40 development areas, as illustrated in Figure 13. The districts are designed to emulate existing zoning districts within Anchorage Municipal Code (AMC) Title 21, and to accommodate flexibility in design. Where AMC Title 21 sections are referenced, the provisions shall be those in Title 21 as of May 31, 2006.

- PR-SF1. Powder Reserve Single-Family residential district is designed to be very similar to the existing R-1 district (single-family residential district) within Title 21.
- PR-MF1. Powder Reserve Low Density Multiple-Family residential district is designed to be very similar to the existing R-2M district (multiple-family residential district) within Title 21. This accommodates single-family, two-family, and low density multi-family.
- PR-MF2. Powder Reserve Medium Density residential district is designed to be very similar to the existing R-3 district (multiple-family residential district) within Title 21.
- PR-MF3. Powder Reserve High Density residential district is designed to be very similar to the existing R-4 district (multiple-family residential district) within Title 21.
- PR-C/MU1. Powder Reserve Commercial and Mixed-Use district is designed to be similar to the existing B-3 district (general business district) within Title 21.
- PR-OS1. Powder Reserve Open Space is designed to be a designation for open space that accommodate greenbelt/buffer purposes, as well as recreation and commercial recreation uses.

**PR-SF1. Powder Reserve Single-Family Residential District.**

- A. Intent. It is the intent of this district to provide for single-family development. Development could occur through conventional subdivision development, cluster development, town house or row house development. Any of these development types would be intended to provide single-family ownership.
- B. Permitted principal uses and structures.  
Permitted principal uses and structures are as follows:
1. Single-family dwellings. Only a single principal structure may be allowed on any lot or tract.
  2. Public, private and parochial academic elementary schools.
  3. Parks, playgrounds and play fields.
  4. Small residential care facilities with up to 5 residents. Up to 8 residents may be permitted with an administrative variance.
  5. Adult care facility with 1 to 8 persons.

6. Child care homes.
7. With a permitted non-residential use as a secondary and subordinate use, antennas without tower structures, type 1, 3, local interest towers, and type 4 tower structures and antennas, as specified in AMC 21.45.263 and AMC 21.45.265, as of May 31, 2006.
8. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. Churches are allowed on sites with a minimum area of 5 acres with principal access directly from a collector street.
9. Utility structures that specifically service the adjacent development (such as lift stations, pressure reducing valves, booster stations, etc.) and that are installed by the developer. This does not include utility-owned regional utility infrastructure, such as electric substations or water treatment plants.
10. Local snow storage for snow generated within the subdivisions.

C. Permitted accessory uses and structures.

Permitted accessory uses and structures are as follows:

1. Home occupations, subject to provisions of AMC 21.45.150, as of May 31, 2006.
2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits.
3. Private garages.
4. The outdoor harboring or keeping of fowl, large domestic animals, or more than 3 dogs.
5. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.
6. Bed and Breakfast with three or fewer guestrooms.
7. Bed and breakfast with four guestrooms only by administrative site plan review.
8. Roof-mounted satellite dishes on residential structures or structures accessory to a residential use.

D. Conditional Uses: Subject to the requirements of the conditional use standards and procedures of AMC 21.50 as of May 31, 2006, the following uses may be permitted:

1. Electric utility substations and other utility-owned regional utility infrastructure.
2. Hospitals and nursing facilities with 1 to 16 persons.
3. Fire stations.
4. Art schools, music schools, dancing schools and the like.

5. Residential planned unit developments.
6. Large residential care facility with 9 or more residents on lots at least one acre in size.
7. Adult care facility with 9 or more persons.
8. Habilitative care facility.
9. Bed and breakfast with five guestrooms.
10. Community interest and local interest towers that do not meet AMC 21.45.265, as of May 31, 2006.

E. Prohibited uses and structures: The following uses and structures are prohibited:

1. Storage or use of mobile homes or Quonset Huts.
2. The outdoor harboring or keeping of fowl, large domestic animals, or more than 3 dogs.
3. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.
4. Commercial snow storage and disposal for snow generated outside the subdivision.

F. Minimum lot requirements:

1.

Lot Area	Lot Width	Lot Depth
6,000 square feet	50 feet	80 feet

A maximum of 25% (percent) of each phase of a subdivision may have lots of a minimum of 3500 square feet, with minimum dimensions of 44 feet wide by 80 feet deep.

2. In a cluster housing development conforming to section AMC 21.50.210, as of May 31, 2006, all lots not part of the common area shall have a minimum area and width in accordance with that section.

G. Minimum yard requirements:

1.

Front Yard	20 feet
Side Yard	5 feet
Rear Yard	10 feet

Where average lot slopes are 15% or greater, or where entry to a garage is parallel to the street, the front yard setback can be reduced to 10 feet.

- H. Maximum lot coverage by all buildings. Maximum lot coverage by all buildings is 40%, provided that a cluster housing development under section AMC 21.50.210, as of May 31, 2006, shall conform to the maximum lot coverage requirements of that section.
- I. Maximum height of structures. Except as otherwise provided in this title, no portion of a principal structure shall exceed 30 feet in height. Accessory garages and carports which are not an integral part of a principal structure shall not exceed a maximum of 20 feet in height. All other accessory buildings shall not exceed 12 feet in height. Lots with an average slope in excess of 15% can have up to a 35-foot building height. The height shall be determined consistent with AMC 21.45.050, as of May 31, 2006.
- J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of AMC 21.47, as of May 31, 2006.
- K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, as specified in AMC 21.45.080, as of May 31, 2006.
- L. Loading facilities. Where applicable, off street loading facilities shall be provided in accordance with the provisions of AMC 21.45.090, as of May 31, 2006.

PR-MF 1. Powder Reserve Low Density Multiple-Family Residential District.

- A. Intent. It is the intent of this district to provide single-family, duplex and low density multiple-family residential development. It will permit up to eight dwelling units on a 20,000 square foot lot. Development could occur through conventional subdivision development, cluster development, town house or row house development. Structures and uses to serve the district may be permitted as conditional uses subject to restrictions intended to preserve and protect its residential character.

B. Permitted principal uses and structures.

Permitted principal uses and structures are as follows:

1. Single-family dwellings. More than one principal structure may be allowed on any lot or tract with an area of at least one-half acre; otherwise only a single principal structure may be allowed on any lot or tract.
2. Two-family dwellings. More than one principal structure may be allowed on any lot or tract with an area of at least one-half acre; otherwise, only a single principal structure may be allowed on any lot or tract.
3. Multiple-family dwellings containing up to eight dwelling units. More than one principal structure may be allowed on any lot or tract with a least one-half acre; otherwise only a single principal structure may be allowed on any lot or tract.
4. Parks, playgrounds and play fields.
5. Child care homes.
6. Child care and educational centers, subject to administrative site plan review.
7. Adult care facilities with 1 to 8 persons.
8. Small and large residential care facilities with a minimum lot size of one acre for large residential care facilities.
9. With a permitted non-residential use as a secondary and subordinate use, antennas without tower structures, type 1, 3, local interest towers, and type 4 tower structures and antennas, as specified in AMC 21.45.263 and AMC 21.45.265, as of May 31, 2006.
10. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. Churches are allowed on sites with a minimum area of 5 acres with principal access directly from a collector street.
11. Utility structures that specifically service the adjacent development (such as lift stations, pressure reducing valves, booster stations, etc.) and that are installed by the developer. This does not include utility-owned regional utility infrastructure, such as electric substations or water treatment plants.
12. Local snow storage for snow generated within the subdivision.

C. Permitted accessory uses and structures.

Permitted accessory uses and structures are as follows:

1. Home occupations, subject to provisions of AMC 21.45.150, as of May 31, 2006.
2. Noncommercial greenhouses, gardens, storage sheds, garden sheds, toolsheds and private barbecue pits.
3. Private garages.

4. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or trailers, in a safe and orderly manner and separated by at least five feet from any property line.
5. Bed and Breakfast with three or fewer guestrooms.
6. Bed and breakfast with four guestrooms only by administrative site plan review.
7. Roof-mounted satellite dishes on residential structures or structures accessory to a residential use.

D. Conditional Uses: Subject to the requirements of the conditional use standards and procedures of AMC 21.50, s of May 31, 2006, the following uses may be permitted:

1. Electric utility substations and other utility-owned regional utility infrastructure.
2. Hospitals and nursing facilities with 1 to 16 persons.
3. Public and private elementary schools.
4. Art schools, music schools, dancing schools and the like.
5. Fire stations.
6. Residential planned unit developments.
7. Privately-owned neighborhood community recreation centers, in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision, or housing project, and that the uses within it are delineated as conditions of approval.
8. Bed and breakfast with five guestrooms.
9. Adult care facility with 9 or more persons.
10. Habilitative care facilities.
11. Roof-mounted satellite dishes greater than 1 meter in diameter on residential structures or structures accessory to a residential use.
12. Community interest and local interest towers that do not meet AMC 21.45.265, as of May 31, 2006.

E. Prohibited uses and structures: The following uses and structures are prohibited:

1. Storage or use of mobile homes or Quonset huts..
2. The outdoor harboring or keeping of fowl, large domestic animals, ore more than 3 dogs.
3. Commercial snow storage and disposal for snow generated outside the subdivision.
4. Any use which causes or may reasonably be expected to cause excessive noise vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements:

1. Except as provided in subsection 2 of this subsection, a lot shall have the following minimum area and width:

Use	Lot Area	Lot Width	Lot Depth
a. Single-family dwelling	6,000 square feet	50 feet	80 feet
b. Two-family dwelling	6,000 square feet	50 feet	80 feet
c. Number of dwelling units			
Three	8,500 square feet	N/A	N/A
Four	11,000 square feet	N/A	N/A
Five	13,500 square feet	N/A	N/A
Six	16,000 square feet	N/A	N/A
Seven	18,000 square feet	N/A	N/A
Eight	20,000 square feet	N/A	N/A

A maximum of 25% (percent) of single-family lots in each phase of a subdivision may have lots of a minimum of 3,500 square feet, with minimum dimensions of 44 feet wide and 80 feet deep.

More than one principal structure may be allowed on any lot or tract with an area of at least one-half acre, provided the number of dwelling units does not exceed the maximum standard set forth in the table in subsection F.1.c of this section; otherwise, only a single principal structure may be allowed on any lot or tract.

2. In a cluster housing development conforming to section AMC 21.50.210, as of May 31, 2006, all lots not part of the common area shall have a minimum area and width in accordance with that section.

G. Minimum yard requirements. Minimum yard requirements are as follows:

1.	Front Yard	20 feet
	Side Yard	5 feet
	Rear Yard	10 feet

2. On lots containing more than three dwelling units, there shall be a minimum of 400 square feet of usable yard per dwelling unit. No dimension of the usable yard shall be less than ten feet.
3. Where average lot slopes are 15% or greater or where entry to a garage is parallel to the street, the front yard setback may be reduced to 10 feet.

H. Maximum lot coverage by all buildings. Maximum lot coverage by all buildings is 40

percent, provided that a cluster housing development under AMC 21.50.210, as of May 31, 2006, shall conform to the maximum lot coverage requirements of that section.

- I. Maximum height of structures. Except as otherwise provided in this title, no portion of a structure shall exceed 30 feet in height. Accessory garages and carports which are not an integral part of the principal structure shall not exceed a maximum height of five feet less than the maximum permitted height of the principal structure. All other accessory buildings shall not exceed 12 feet in height. Lots with an average slope in excess of 15% can have building heights to 40 feet. Building heights shall be determined in accordance with AMC 21.45.050, as of May 31, 2006.
- J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of AMC 21.47, as of May 31, 2006.
- K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, as specified in AMC 21.45.080, as of May 31, 2006.
- L. Loading facilities. Where applicable, off-street loading facilities shall be provided in accordance with the provision of AMC 21.45.090, as of May 31, 2006.
- M. Landscaping. On lots in this development area containing more than three dwelling units, all areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installation shall be planted with visual enhancement landscaping, as defined in AMC 21.45.125, as of May 31, 2006. The landscaping shall be maintained by the property owner or his designee.

PR-MF2. Powder Reserve Medium Density Residential District.

- A. Intent. It is the intent of this district to provide single-family, two-family and multiple-family residential uses with medium population densities, and uses and structures required to serve educational, religious, non-commercial recreation and other needs of such areas. Development could occur through conventional subdivision development, cluster development, town house or row house development. The regulations and restrictions in this district are intended to protect, preserve and enhance the primarily residential character of the district.

B. Permitted principal uses and structures.

Permitted principal uses and structures are as follows:

1. Single-family dwellings. More than one principal structure may be allowed on any lot or tract.
2. Two-family dwellings. More than one principal structure may be allowed on any lot or tract.
3. Multiple-family dwellings. More than one principal structure may be allowed on any lot or tract.
4. Parks, playgrounds and play fields and uses in keeping with the character and requirements of the area.
5. Child care homes.
6. Child care and educational centers, subject to administrative site plan review.
7. Adult care facilities with 1 to 8 persons.
8. Small and large residential care facilities with a minimum lot size of one acre for large residential care facilities .
9. Transitional living facilities.
10. With a permitted non-residential use as a secondary and subordinate use, antennas without tower structures, type 1, 3, local interest towers, and type 4 tower structures and antennas, as specified in AMC 21.45.263 and AMC 21.45.265, as of May 31, 2006.
11. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. Churches are allowed on sites with a minimum area of 5 acres and principal access directly from a collector street.
12. Utility structures that specifically service the adjacent development (such as lift stations, pressure reducing valves, booster stations, etc.) and that are installed by the developer. This does not include utility-owned regional utility infrastructure, such as electric substations or water treatment plants.
13. Local snow storage for snow generated within the subdivision.

C. Permitted accessory uses and structures.

Permitted accessory uses and structures are as follows:

1. Home occupations, subject to provisions of AMC 21.45.150, as of May 31, 2006.
2. Noncommercial greenhouses, gardens, storage sheds, garden sheds, toolsheds, and private barbecue pits.
3. Private garages.

4. Private storage in yards of noncommercial equipment, including non-commercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.
5. Bed and breakfast with three or fewer guestrooms.
6. Bed and breakfast with four guestrooms only by administrative site plan review.
7. Roof-mounted satellite dishes on residential structures or structures accessory to a residential use.

D. Conditional Uses: Subject to the requirements of the conditional use standards and procedures of AMC 21.50, as of May 31, 2006, the following uses may be permitted:

1. Hospitals and nursing facilities with 1 to 16 persons.
2. Fire stations.
3. Adult care facilities with 9 or more persons.
4. Electric utility substations and other utility-owned regional utility infrastructure.
5. Off-street parking spaces or structures.
6. Public and private elementary schools.
7. Museums, historical and cultural exhibits, aquariums and the like.
8. Convenience establishments.
9. Planned unit developments.
10. Privately-owned neighborhood community recreation centers in keeping with the character and requirements of the area, provided the center is oriented to a particular residential subdivision or housing project and that the uses within it are delineated as conditions of approval.
11. Community interest and local interest towers that do not meet AMC 21.45.265, as of May 31, 2006.

E. Prohibited uses and structures: The following uses and structures are prohibited:

1. Storage or use of mobile homes except as provided in this section.
2. Quonset huts.
3. The outdoor harboring or keeping of fowl, large domestic animals, or more than 3 dogs.
4. Commercial snow storage and disposal for snow generated outside the subdivision.
5. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements:

1. Except as provided in subsection 2 of this subsection, a lot shall have the following minimum area and width:

Use	Lot Area	Lot Width	Lot Depth
a. Single-family dwellings	6,000 square feet	50 feet	80 feet
b. Two-family dwellings	6,000 square feet	50 feet	80 feet
c. Three or four family dwellings	6,000 square feet	50 feet	80 feet
d. Five or more family dwellings	8,500 square feet, plus 1,000 square feet for each dwelling unit in excess of five.	N/A	N/A

A maximum of 50 percent of each phase of a subdivision may have single lots with a minimum of 3,500 square feet, with minimum dimensions of 44 feet wide by 80 feet deep.

2. In a cluster housing development conforming to AMC 21.50.210, as of May 31, 2006, a lot that is not part of the common area shall have a minimum area and width in accordance with that section.

G. Minimum yard requirements: Minimum yard requirements as follows.

Use	Front yard	Side yard	Rear yard	Usable yard area per dwelling unit
a. Single-family dwellings	20 feet	5 feet	10 feet	N/A
b. Two-family dwellings	20 feet	5 feet	10 feet	N/A
c. Three or four family dwellings	20 feet	10 feet	20 feet	400 sf
d. Five or more family dwellings	20 feet	20 feet	10 feet	400 sf

No dimension of the usable yard shall be less than ten feet. \*See supplementary district regulations in AMC 21.45.120, as of May 31, 2006, for additional yard requirements.

- H. Maximum lot coverage by all buildings. Maximum lot coverage by all buildings is 40 percent, provided that a cluster housing development under AMC 21.50.21, as of May 31, 2006, shall conform to the maximum lot coverage requirements of that section.
- I. Maximum height of structures. Except as otherwise provided in this title, no portion of a structure shall exceed 30 feet in height. Accessory garages and carports which are not an

integral part of the principal structure shall not exceed a maximum height of five feet less than the maximum permitted height of the principal structure. All other accessory buildings shall not exceed 12 feet in height. Lots with an average slope in excess of 15% can have building heights to 40 feet. Building heights shall be determined in accordance with AMC 21.45.050, as of May 31, 2006.

- J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of AMC 21.47, as of May 31, 2006.
- K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, as specified in AMC 21.45.080, as of May 31, 2006.
- L. Loading facilities. Where applicable off-street loading facilities shall be provided in accordance with AMC 21.45.090, as of May 31, 2006.
- M. Landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping as defined in AMC 21.45.125, as of May 31, 2006. The landscaping shall be maintained by property owner or his designee.

PR-MF3. Powder Reserve High Density Residential District.

- A. Intent. It is the intent of this district to provide single-family, two-family and multiple-family development with low to high residential densities, and uses and structures required to serve governmental, educational, religious, non-commercial recreational and other needs of such areas. Development could occur through conventional subdivision development, cluster development, townhouse or row house development. It is intended to protect, preserve and enhance the primarily residential character of the district.
- B. Permitted principal uses and structures.  
Permitted principal uses and structures are as follows:
  - 1. Single-family dwellings. More than one principal structure may be allowed on any lot or tract.
  - 2. Two-family dwellings. More than one principal structure may be allowed on any lot or tract.
  - 3. Multiple-family dwellings. More than one principal structure may be allowed on any lot or tract.
  - 4. Townhouses and row houses built to a common wall at side lot lines.
  - 5. Parks, playgrounds and play fields, and municipal buildings and uses in keeping with the character and requirements of the district.
  - 6. Child care homes.
  - 7. Child care and educational centers, subject to administrative site plan review.

8. Adult care facilities with 1 to 8 persons.
9. Small or large residential care facilities with a minimum lot size of one acre for large residential care facilities.
10. Transitional living facilities.
11. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title. Churches are allowed on sites with a minimum area of 5 acres with principal access directly from a collector street.
12. Utility structures that specifically service the adjacent development (such as lift stations, pressure reducing valves, booster stations, etc.) and that are installed by the developer. This does not include utility-owned regional utility infrastructure, such as electric substations or water treatment plants.
13. With a permitted non-residential use or residential use of 6 dwelling units or more as a secondary and subordinate use, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas, as specified in AMC 21.45.263 and AMC 21.45.265, as of May 31, 2006.
14. Local snow storage for snow generated within the subdivision.
15. Fire stations.

C. Permitted accessory uses and structures.

Permitted accessory uses and structures are as follows:

1. Home occupations, subject to provisions of AMC 21.45.150, as of May 31, 2006.
2. Noncommercial greenhouses, gardens, storage sheds, garden sheds, toolsheds, and private barbecue pits.
3. Private garages.
4. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.
5. Bed and breakfast with three or fewer guestrooms.
6. Bed and breakfast with four guestrooms only by administrative site plan review.
7. Roof-mounted satellite dishes.

D. Conditional Uses: Subject to the requirements of the conditional use standards in AMC 21.50, as of May 31, 2006, the following uses may be permitted:

1. Hospitals and nursing facilities with up to 16 persons.
2. Adult care facilities with 9 or more persons.
3. Habilitative care facilities.
4. Electric utility substations and other utility-owned regional utility infrastructure.

5. Off-street parking spaces or structures.
  6. Public and private elementary schools.
  7. Museums, historical and cultural exhibits, aquariums and the like.
  8. Planned Unit Developments.
  9. Privately-owned neighborhood community recreation centers in keeping with the character and requirements of the area, provided the center is oriented to a particular residential subdivision or housing project and the uses within it are delineated as conditions of approval.
  10. Hotels, motels and motor lodges on sites with a minimum area of 14,000 square feet, provided that principal access to such uses shall be directly from streets of Class 1 or greater designation as indicated on the official streets and highways plan. Any use involving sale or dispensing or service of alcoholic beverages may be permitted by conditional use only.
  11. Roof-mounted satellite dishes greater than 1 meter in diameter on residential structures or structures accessory to a residential use.
  12. Community interest and local interest towers that do not meet the supplementary district regulations.
- E. Prohibited uses and structures: The following uses and structures are prohibited:
1. Storage or use of mobile homes except as provided in this section.
  2. Quonset huts.
  3. The outdoor harboring or keeping of fowl, large domestic animals, ore more than 3 dogs.
  4. Commercial snow storage and disposal for snow generated outside the subdivision.
  5. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the area. In their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements:

1. Except as provided in subsection 2 of this subsection, a lot shall have the following minimum area and width:

Use	Lot Area	Lot Width	Lot Depth
a. Single-family dwelling	6,000 square feet	50 feet	80 feet
b. Two-family dwelling	6,000 square feet	50 feet	80 feet
c. Three- to six-family dwelling	6,000 square feet	50 feet	N/A
d. Seven-family dwelling	8,500 square feet	75 feet	N/A
e. Eight-family dwelling	9,250 square feet	75 feet	N/A
f. Nine-family dwelling	10,000 square feet	75 feet	N/A
g. Ten-family dwelling	10,750 square feet	75 feet	N/A
h. Apartment buildings for 11 or more families on sites having a minimum area of 11,500 square feet and minimum frontage of 100 feet shall be limited by a floor area (FAR) of 2.0 and shall be subject to the yard requirements of this section. For purposes of this subsection, FAR is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. (An FAR of 2.0 provides for 23,000 gross square feet of building area on a lot with an are of 11,500 square feet.)			

A maximum of 50 percent of single-family lots in each phase of a subdivision may have lots a minimum of 3,500 square feet, with minimum dimensions of 44 feet wide by 80 feet deep.

2. In a cluster housing development conforming to AMC 21.50.210, as of May 31, 2006, a lot that is not part of the common area shall have a minimum area and width in accordance with that section.

G. Minimum yard requirements: Minimum yard requirements as follows;

1. Front Yard	10 feet, except as provided in AMC 21.45.120, as of May 31, 2006.
2. Side Yard	5 feet, provided however that where buildings exceed 35 feet in height, minimum side yards shall be increased one foot for each five feet in height exceeding 35 feet.
3. Rear Yard	10 feet
4. Usable Yard	Multi-family dwelling shall provide a usable yard area of 100 square feet per dwelling unit.

- H. Maximum lot coverage by all buildings. Maximum lot coverage by all buildings is 50 percent, provided that a cluster housing development under AMC 21.50.21, as of May 31, 2006, shall conform to the maximum lot coverage requirements of that section.

- I. Maximum height of structures. Maximum height of structures is 45 feet.
- J. Signs. Signs may be allowed in connection with any permitted use, subject to AMC 21.47, as of May 31, 2006.
- K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, as specified in AMC 21.45.080, as of May 31, 2006.
- L. Loading facilities. Where applicable, off-street loading facilities shall be provided in accordance with AMC 21.45.090, as of May 31, 2006.
- M. Landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping, as defined in AMC 21.45.125, as of May 31, 2006. The landscaping shall be maintained by property owner or his designee.

PR-C/MU 1. Powder Reserve Commercial/Mixed-Use District.

- A. Intent. It is the intent of this district to provide both commercial and multi-family residential development. The commercial development of this area is intended for general commercial uses in areas exposed to heavy automobile traffic. The residential development is intended to provide medium to high density residential development.
- B. Permitted principal uses and structures.  
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 premise, except conditional uses under subsection D of this section and uses prohibited under subsection E of this section.
  - 2. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages but not involving the retail sale, dispensing or service of alcoholic beverages.
  - 3. Offices.
  - 4. Child care homes and child care and educational centers.
  - 5. Large residential care facilities.
  - 6. Adult care facilities.
  - 7. Transitional living facilities.
  - 8. Hospitals and nursing facilities for 1 to 16 persons.
  - 9. Centers for family self sufficiency services.
  - 10. Single-family dwellings. More than one principal structure may be allowed on any lot or tract.

11. Two-family dwellings. More than one principal structure may be allowed on any lot or tract.
12. Townhouses and row houses built to a common wall at the side lot lines.
13. Multiple-family dwellings at a density of not less than 12 dwelling units per acre. More than one principal structure may be allowed on any lot or tract.
14. Dwellings in commercial structure with a gross floor area not less than 5,000 square feet.
15. Hotels, motels and motor lodges on sites with a minimum area of 14,000 square feet, provided that principal access to such uses shall be directly from streets of Class 1 or greater designation as indicated on the municipal Official Streets and Highways Plan. Any use involving sale or dispensing or service of alcoholic beverages may be permitted by conditional use only.
16. Parks, playgrounds and play field, and municipal buildings and uses in keeping with the character and requirements of the district.
17. Private clubs and lodges, Any use involving sale or dispensing or service of alcoholic beverages may be permitted by conditional use only.
18. Churches, to include any place of religious worship, along with their accessory uses, including, without limitations, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than parsonage for the purpose of housing or providing shelter to person is not permitted except as otherwise allowed in this title. Churches are allowed on sites with a minimum area of 5 acres with principal access directly from a collector street.
19. Public, private and parochial academic schools.
20. Art schools, music schools, dancing schools and the like.
21. Business colleges and universities.
22. Computer aided learning center.
23. Commercial greenhouses.
24. Antennas without tower structures, type 1, 2, 3 and 4 community interest and local interest towers as specified in AMC 21.45.265, as of May 31, 2006.
25. Utility structures that specifically service the adjacent development (such as lift stations, pressure reducing valves, booster stations, etc.) and that are installed by the developer. This does not include utility-owned regional utility infrastructure, such as electric substations or water treatment plants.
26. Local snow storage for snow generated within a subdivision.
27. Fire stations.

C. Permitted accessory uses and structures.

Permitted accessory uses and structures are as follows:

1. Home occupations, subject to provisions of AMC 21.45.150, as of May 31, 2006.
2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits.
3. Private garages.

4. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.
5. For hotels, motels or motor lodges having 20 or more rental units, personal and professional services establishments and restaurants which are clearly incidental to the operation of the permitted principal use.
6. Bed and breakfast with three or fewer guestrooms.
7. Bed and breakfast with four guestrooms only by administrative site plan review.
8. Other uses and structures customarily accessory and clearly incidental to permitted principal uses and structures are permitted.
9. Antennas without tower structures, type 1, 2, 3 and 4 community interest and local interest towers that meet the requirements for permitted or accessory uses as specified in AMC 21.45.265, as of May 31, 2006.
10. Roof-mounted satellite dishes.

D. Conditional Uses: Subject to the requirements of the conditional use standards and procedures of AMC 21.50, as of May 31, 2006, the following uses may be permitted:

1. Electric utility substations and other utility-owned regional utility infrastructure.
2. Marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon.
3. Planned Unit Developments.
4. Camper parks.
5. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with AMC 21.50.160, as of May 31, 2006.
6. Type 1, 2, 3 and 4 community interest and local interest towers that do not the requirements for permitted or accessory use in AMC 21.45.265, as of May 31, 2006.
7. Unlicensed nightclub, provided such nightclub conforms to the requirements of AMC 21.45.245, as of May 31, 2006.
8. Off-street parking spaces or structures.
9. Museums, historical and cultural exhibits, aquariums and the like.
10. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval.

E. Prohibited uses and structures: The following uses and structures are prohibited:

1. The outdoor storage or display of any scrap, junk, salvaged or secondhand materials or salvage yard or salvage operation.
2. The outdoor harboring or keeping of fowl, large domestic animals, or more than 3 dogs.

3. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operations, or to a degree injurious to the public health, safety, welfare or convenience.
4. Storage or use of mobile homes.
5. Quonset huts.
6. Truck and heavy equipment repair service and storage.
7. Open storage of cinders, coal, feed, grain, gravel, manure, muck, peat, sand or topsoil, except as an accessory use to a commercial greenhouse or landscape business.
8. Commercial snow storage and disposal for snow generated outside the subdivision.

F. Minimum lot requirements: Minimum lot requirements are as follows:

1. For residential uses, minimum lot requirements are listed below.

Use	Lot Area	Lot Width
a. Single-family dwelling	6,000 square feet	50 feet
b. Two-family dwelling	6,000 square feet	50 feet
c. Three- to six-family dwelling	6,000 square feet	50 feet
d. Seven-family dwelling	8,500 square feet	75 feet
e. Eight-family dwelling	9,250 square feet	75 feet
f. Nine-family dwelling	10,000 square feet	75 feet
g. Ten-family dwelling	10,750 square feet	75 feet
h. Apartment buildings for 11 or more families on sites having a minimum area of 11,500 square feet and minimum frontage of 100 feet shall be limited by a floor area (FAR) of 2.0 and shall be subject to the yard requirements of this section. For purposes of this subsection, FAR is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. (An FAR of 2.0 provides for 23,000 gross square feet of building area on a lot with an are of 11,500 square feet.)		

2. All other uses, including residential uses associated with other uses:
  - a. Width: 50 feet.
  - b. Area: 6,000 square feet.

G. Minimum yard requirements: Minimum yard requirements are as follows:

1. Residential uses: As provided below.

a. Front Yard	10 feet, except as provided in AMC 21.45.120, as of May 31, 2006.
b. Side Yard	5 feet, provided however that where buildings exceed 35 feet in height, minimum side yards shall be increased one foot for each five feet in height exceeding 35 feet.
c. Rear Yard	10 feet
d. Usable Yard	Multi-family dwelling shall provide a usable yard area of 100 square feet per dwelling unit.

2. All other uses, including residential uses associated with other uses.

a. Front Yard	10 feet.
b. Side Yard	10 feet adjacent to a residential district; otherwise none, provided that all buildings on the lot shall have a wall on the lot line or shall be set back from the lot line at least ten feet.
c. Rear Yard	15 feet adjacent to a residential district; otherwise none.

H. Maximum lot coverage by all buildings. Maximum lot coverage is as follows;

1. Residential: Maximum lot coverage by all buildings is 50 percent, provided that a cluster housing development under AMC 21.50.21, as of May 31, 2006, shall conform to the maximum lot coverage requirements of that section.

2. All other uses: Unrestricted.

I. Maximum height of structures. Maximum height of structures is 45 feet.

J. Signs. Signs may be allowed in connection with any permitted use, subject to AMC 21.47, as of May 31, 2006.

K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, as specified in AMC 21.45.080, as of May 31, 2006.

L. Loading facilities. Where applicable, off-street loading facilities shall be provided in accordance with AMC 21.45.090, as of May 31, 2006.

M. Refuse collection. Where applicable, refuse collection facilities shall be provided in accordance with AMC 21.45, as of May 31, 2006.

- N. Landscaping. Landscaping requirements will be consistent with AMC 21.45.125.
1. Buffer landscaping. Buffer landscaping shall be planted along each lot line adjoining a residential district.
  2. Perimeter landscaping. Except adjacent to collector or arterial streets, visual enhancement landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage or display.
  3. Arterial landscaping. Arterial landscaping shall be planted along all collector or arterial streets.
  4. Visual enhancement landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yards or other authorized installations shall be planted with visual enhancement landscaping.
  5. Maintenance. All landscaping shall be maintained by the property his designee.

#### PR-OS1 – Powder Reserve Open Space

- A. Intent. The open space district is intended to designate the major open spaces within this planned community. Permitted uses and accessory uses will preserve and protect the open spaces for the enjoyment and use by the residents of this planned community.
- B. Permitted Principal Uses and Structures.  
Permitted principal uses and structures are as follows:
1. Parks, parkways and green belts, land reserves, open space and related facilities.
  2. Private recreation facilities, including private golf courses, playgrounds, play fields, private recreation centers, private equestrian facilities, arenas and the like.
  3. Utility and transportation facilities.
  4. Local snow storage for snow generated within the subdivision.
- C. Permitted Accessory Uses and Structures.  
Permitted accessory uses and structures are as follows:
1. Uses and structures which are necessary or desirable adjuncts to permitted principal uses and structures, where such accessory uses and structures are under the management or control of the organization or agency responsible for the permitted principal use or structure.

D. Conditional Uses.

Subject to the requirements of AMC 21.50, as of May 31, 2006, following uses may be permitted.

1. Commercial recreational uses, including commercial and residential uses associated with such commercial recreation uses for a period of time to be determined by the Municipality of Anchorage Planning and Zoning Commission.
2. Commercial greenhouses.

E. Minimum Lot Requirements.

1. Lot Width: As determined by the platting requirements
2. Lot Area: As determined by the platting requirements

F. Minimum Yard Requirements.

Minimum yard requirements apply to any structure constructed within this district. For the purposes of this district, a bridge is not considered a structure.

1. Front Yard: 10 feet if adjacent to a residential district; otherwise none.
2. Side Yard: 10 feet if adjacent to a residential district; otherwise none.
3. Rear Yard: 10 feet if adjacent to a residential district; otherwise none.

G. Maximum Lot Coverage. Maximum lot coverage by all buildings is 30 percent or the lot coverage requirements of the adjacent use district, which ever is less.

H. Maximum Height. Maximum height of all structures shall not exceed 35 feet in height.

I. Signs. Signs may be allowed in connection with any permitted use, subject to AMC 21.47, as of May 31, 2006.

J. Parking. Adequate off-street parking shall be provided in connection with any permitted use and shall conform to the minimum requirements set forth in AMC 21.45.080, as of May 31, 2006.

K. Loading Facilities. Adequate off-street loading areas shall be provided in connection with any permitted use, with the minimum for each use to be provided as required in AMC 21.45.090, as of May 31, 2006.

L. Landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking areas, and usable yard areas shall be planted with visual enhancement landscaping as defined in AMC 21.45.125, as of May 31, 2006. All unoccupied open space areas may be retained in their natural state.

**Section 4.** The following development standards are adopted for the zoning districts within Powder Reserve Tract 40A.

**A. Site Plan Review Required**

Site plan reviews are required for all proposed structures that have a footprint of greater than 5,000 square feet, as well as for all conditional uses. Standards of approval for these uses will be the same as those in AMC 21.50.020, as of May 31, 2006.

**B. Slope Accommodations**

Subdivisions/lots or tract within the Tract 40A of the Powder Reserve Planned Community are not subject to the Slope Chart Requirements/Standards included in Title 21. The existing slope chart standards significantly deter cluster or alternative design solutions that can be used to address steeper grades, such as shorter front yard setbacks or single-loaded street designs which accommodate downhill lots. There will be a professional review of all proposed development to ensure that these developments have adequately addressed slopes in the proposed development area and that all other development standards have been met.

**C. Circulation and Street Design**

The proposed vehicular circulation system consists of a loop road through the site with three access points off of the Glenn Highway frontage road. Additional access roads would connect the site to the public lands to the north of the site and to the access road through Parcel C. An additional access road may connect this project area with future developed areas to the west and future parkland to the north. Circulation patterns within the site will take advantage of existing utility/transportation corridors and take into consideration topographic characteristics.

Collector streets and major residential streets will be constructed to meet or exceed the standards identified in AMC 21.85. In areas designated as steep slopes on Figure 14, however, alternative cross-sections (as shown in Figure 15) would be permitted. These alternative cross sections provide an option for single-loaded streets that favor development on the downhill side of the street. This approach ultimately leads to a smaller development footprint and less regrading of the steep slopes. The proposed cross-section would provide a sidewalk, curb and gutter, two lanes, shoulder and ditch within a 30-foot right-of-way.

The circulation system creates a hierarchy of roads and trails, allowing full circulation through the development, but structured to create safe, slower speed residential streets. The network of trails attempts to afford almost every parcel with access to a trail or greenway.

**D. Open Space Areas/Trails**

The master plan design accommodates major open space corridors that provide access across the project area, and smaller open space areas that provide connections from individual development sites to the larger corridors. The open space district was designed to allow for flexibility in the recreational use of these open space areas, including the potential to allow for commercial recreation use of some

of the areas, such as a private contract to maintain interior ski trails. The larger open space corridors are expected to provide public recreation use and to accommodate a future trails system providing access along Fire Creek and to park areas to the north. The trail system is anticipated to be a hierarchy of trails, with the larger primary trails being development by the Municipality and the smaller trails, connecting components of the development to the primary trails, to be for private use of the subdivision residents and developed by the owner. Major utility corridors have also been reserved for primary trail corridors.

The final location and number of public and private trails will be determined during the subdivision review and approval process for each area and therefore may differ from that shown in the conceptual trail network figure in the master plan.

These open space areas may be retained by Eklutna, Inc. for possible use as wetland mitigation for the overall site development plan and any permanent conservation of or dedication of these lands would only occur under terms mutually acceptable to both the MOA and Eklutna, Inc. and subject to the provisions of the North Anchorage Land Agreement and all amendments to that agreement. Eklutna, Inc. may approach the Corps of Engineers and the other resource agencies to discuss a proactive approach to wetland permitting and mitigation for the overall master plan area that would take into account preservation of specific wetland and open space areas and identification of development areas.

#### E. Public Facilities

All development will be required to provide public water and sewer service to the areas developed. The public water system will be designed to provide adequate volume and pressure for fire protection. A sewer lift station will be required early in the development process, in the vicinity of the multi-family and commercial/mixed use area. An additional lift station will likely be required for the later development phases. The sizing and location would depend upon the development configuration. All newly installed stormwater systems for development areas will be developed in compliance with AMC 21.85.140. The stormwater system will incorporate detention basins, if needed, to attenuate peak flows and to provide treatment of the stormwater prior to its discharge off-site. Specific stormwater system components will be designed as each area is developed, with review by the Municipality of Anchorage Development Services Department. To the extent practicable, stormwater will be directed to the existing natural drainage corridors and wetlands.

#### F. Design Review

Homeowner associations will be established under the Uniform Common Ownership Interest Act (UCOIA) for developments within Powder Reserve Tract 40A. These homeowner associations will become member organizations within the Powder Reserve Master Homeowners Association. The Powder Reserve Master Homeowners Association will form a design review committee that will review all proposed developments to ensure appropriate grading and drainage, clearing limits, landscaping, architectural variety, colors, textures, and other features, to promote a high quality living environment. The review committee will include at least one registered professional engineer.

**Section 5.** The Director of the Planning Department shall change the zoning map accordingly.

**Section 6.** This ordinance shall take effect immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage assembly this \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk

**POSTING**

**AFFIDAVIT**



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**5**

**HISTORICAL  
INFORMATION**

## PARCEL INFORMATION

### APPRAISAL INFORMATION

Legal POWDER RIDGE  
TR 40-A

Parcel 051-631-58-000  
Owner EKLUTNA INC

#



# Descr VACANT LAND  
Site Addr 14524 TERRACE LN

16515 CENTERFIELD DRIVE #100  
EAGLE RIVER AK 99577 7719

### RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

**Cross Reference (XRef) Type Legend**

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

Get "Type" explanation

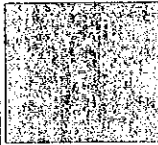
Bring up this form focused  
on the related parcel

### REZONE



Case Number 2003-134 # of Parcels 1 Hearing Date 10/13/2003  
Case Type Zoning conditional use for A Cellular or Wireless Communication Tower  
Legal A Conditional Use for a Cellular Communication Tower and Communication Tower Site Plan Review. Powder Ridge, Tract 40A. Located northwest of the North Eagle River exit from the Glenn Highway at Powder Ridge.

### PLAT



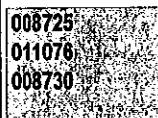
Case Number	Grid	Proposed Lots 0	Existing Lots
Action Type		Action Date	
Legal			

### PERMITS



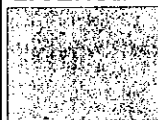
Permit Number TOW030011  
Project  
Work Desc tower  
Use TOWERS

### BZAP



Action No. 99002  
Action Date 02/09/1999  
Resolution  
Status APR Ruling Approved  
Type RZ Re-Zone Ruling

### ALCOHOL LICENSE



Business Address  
License Type  
Status  
Applicants Name  
Conditions



# PARCEL INFORMATION

**OWNER**  
 EKLUTNA INC

16515 CENTERFIELD DRIVE #100  
 EAGLE RIVER AK 99577 7719

Deed 0000 00000000

CHANGES: Deed Date Jan 01, 1984  
 Name Date Aug 11, 1998  
 Address Date Jan 01, 1984

**PARCEL**  
 Parcel ID 051-631-58-000  
 Status  
 Renumbr ID 051-321-13-00000  
 Site Addr 14524 TERRACE LN  
 Comm Concl BIRCHWOOD  
 Comments REF 051-321-13

# 01

**TAX INFO**  
 2006 Tax 0.00 Balance 0.00 District 051

**LEGAL**  
 POWDER RIDGE  
 TR 40-A

Unit SQFT 17,579,944  
 Plat 980080  
 Zone PC Grid NW0451

**HISTORY**

	Year	Building	Land	Total
Assmt Final	2004	0	0	0
Assmt Final	2005	0	0	0
Assmt Final	2006	0	0	0
Exemptions	NATIVE CLAIM			0
State Credit				0
Tax Final				0

**PROPERTY INFO**

#	Type	Land Use
01	RESIDENTIAL	VACANT LAND

**SALES DATA**

Mon	Year	Price	Source	Type

## LAND & COMMON PARCEL INFORMATION

### APPRAISAL INFORMATION

Legal POWDER RIDGE  
TR 40-A

Parcel 051-631-58-000

# 01 of 01

Owner EKLUTNA INC

Site Addr 14524 TERRACE LN

18515 CENTERFIELD DRIVE #100  
EAGLE RIVER AK 99577

### LAND INFORMATION

Land Use VACANT LAND  
Class RESIDENTIAL  
Living Units 000  
Community Council 003 BIRCHWOOD  
Entry: Year/Quality 11 1998 LAND ONLY  
01 1980 0  
Access Quality  
Access Type GOOD  
Leasehold (Y=Leasehold)  
Drainage GOOD  
Front Traffic LOW  
Street PAVED  
Topography EVEN HILLY  
Utilities PUBLIC WATER PUBLIC SEWER  
Wellsite N  
Wet Land

### CONDOMINIUM INFORMATION

Common Area 0  
Undivided Interest 0.00

## BUILDING PERMIT INFORMATION

### APPRAISAL INFORMATION

Legal POWDER RIDGE  
TR 40-A

Parcel 051-631-58-000

# 01 of 01

# 01

Owner EKLUTNA INC

Prop Info # VACANT LAND  
Site Addr 14524 TERRACE LN

16515 CENTERFIELD DRIVE #100  
EAGLE RIVER AK 99577

### BUILDING PERMITS

Permit # TOW030011  
03E3333

Class Type A

Class Use TOWERS

Date Jul 24, 2003

Address NO SITE ADDRESS

Cond Occ/Occ 00000000 | 00000000

Certification

Contract Type OWNER

Name EKLUTNA INC

E-mail

Phone ( ) -

Fax ( ) -

Address 16515 CENTERFIELD DRIVE #100

City/State/Zip EAGLE RIVER AK 99577-7719

Project

Sewer / Water PUBLIC | PUBLIC

Work Type ADMIN

Work tower

Description

### CASES

2006-125  
2003-134

Case Number 2003-134

# of Parcels 1

Hearing Date Monday, October 13, 2003

### PERMIT COMMENT

# OWNER HISTORY

## APPRAISAL INFORMATION

Legal POWDER RIDGE  
TR 40-A

Parcel 051-631-58-000

# 01 of 01

# 01

Property Info # Descr VACANT LAND

Site Address 14524 TERRACE LN

**Current** 01/01/84

EKLUTNA INC

16515 CENTERFIELD DRIVE #100

EAGLE RIVER AK 99577 7719

**3rd**

//

**Prev**

//

**4th**

//

**2nd**

//

**5th**

//

Reference number: 008725 Reference comment: BZAP - TEXT REFERENCE

Print date: 12/08/99 Date TEXT created: 02/16/99

Requested by: RAK Executed from: BZAP/BZ20  
Action number: 99-002

Action date: 02/09/99 Expiration date: / /  
Reference type: RZ Description: RE-ZONE RULING  
Reference status: APR Description: RULING APPROVED

Anchorage, Alaska  
AO 99-2

AN ORDINANCE AMENDING ANCHORAGE ZONING ORDINANCE 94-235(S-1), AN ORDINANCE THAT REZONED TO PC, PLANNED COMMUNITY DISTRICT APPROXIMATELY 530 ACRES DESCRIBED AS TRACT A OF THE POWDER RESERVE, TO ADD MATANUSKA ELECTRIC ASSOCIATION (MEA) UTILITY SUBSTATIONS AS A PERMITTED USE TO DEVELOPMENT AREA J AND DELETE MATANUSKA ELECTRIC ASSOCIATION (MEA) UTILITY SUBSTATIONS AS A PERMITTED USE FROM DEVELOPMENT AREA L, GENERALLY LOCATED IMMEDIATELY NORTHWEST AND SOUTHWEST OF THE NORTH EAGLE RIVER INTERCHANGE OF THE NEW GLENN HIGHWAY IN EAGLE RIVER AND WITHIN PORTIONS OF SECTIONS 25, 26, 35 AND 36 TOWNSHIP 15 NORTH, RANGE 2 WEST, SEWARD MERIDIAN ALASKA.

(Birchwood Community Council) (Planning and Zoning Commission Case 93-022-3)

#### THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Section 4.1.c. of Anchorage ordinance 94-235(S-1) is hereby amended to read as follows:

Section 4. Development area E consisting of 60 acres, development area J consisting of 82 acres, development area M consisting of 33 acres, and development area P consisting of 34 acres shall be restricted to the following uses and development design standards:

1. Development Areas E, J, M, P (Single-Family/Two-Family Residential)

\*\*\* No change \*\*\*

- c. Permitted Principal Uses and Structures (only one principal structure may be allowed on any lot):

\*\*\* No change \*\*\*

8. Matanuska Electric Association (MEA) utility substations, as follows: a) Subject to terms and conditions acceptable to the property owner, MEA may select, at the time of initial platting, one (1) site in Area J. This site shall be a permitted use. b) Additional sites, or sites identified after platting action has occurred, shall be subject to conditional use approval.

Section 2. Section 6.1.c.7 of Anchorage ordinance 94-235(S-1) is hereby amended to read as follows:

Section 6. Development area L consisting of 39 acres shall be restricted to the following uses and development design standards:

1. Development Area L (Multiple-Family Residential)

\* \* \* No change \* \* \*

c. Permitted Principal Uses and Structures (only one principal structure may be allowed on any lot):

\* \* \* No change \* \* \*

7. MATANUSKA ELECTRIC ASSOCIATION (MEA) UTILITY SUBSTATIONS, AS FOLLOWS: a) SUBJECT TO TERMS AND CONDITIONS ACCEPTABLE TO THE PROPERTY OWNER, MEA MAY SELECT, AT THE TIME OF INITIAL PLATTING, ONE (1) SITE IN AREA L. THIS SITE SHALL BE A PERMITTED USE. b) ADDITIONAL SITES, OR SITES IDENTIFIED AFTER PLATTING ACTION HAS OCCURRED, SHALL BE SUBJECT TO CONDITIONAL USE APPROVAL.

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

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2003-073**

A RESOLUTION APPROVING A CONDITIONAL USE FOR A 130-FOOT TALL TYPE 2 (LATTICE TOWER) COMMUNITY INTEREST AND LOCAL INTEREST TOWER (CELLULAR OR WIRELESS COMMUNICATION) IN THE POWDER RIDGE PC (PLANNED COMMUNITY) DISTRICT FOR ARE A J IN ACCORDANCE WITH AO 2000-143 (S-2) AND AO 2002-7 FOR TRACT 40A, POWDER RIDGE SUBDIVISION, GENERALLY LOCATED ON THE WEST SIDE OF TERRACE LANE AND NORTH OF THE NEW GLENN HIGHWAY.

(Case 2003-134, Tax I.D. No. 051-631-58)

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WHEREAS, a request has been received from New Horizons Telecom, Inc., for a conditional use for a 130-foot tall type 2 (lattice tower) community interest and local interest tower (cellular or wireless communication) in the Powder Ridge PC (Planned Community) district for Area J in accordance with AO 2000-143 (S-2) and AO 2002-7 for Tract 40A, Powder Ridge Subdivision, generally located on the west side of Terrace Lane and north of the New Glenn Highway, and

WHEREAS, notices were published, posted and 140 public hearing notices were mailed and a public hearing was held on October 13, 2003, and

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

- A. The Commission makes the following findings of fact:
1. The petitioner is proposing to place a 130-foot tall cellular or wireless communication lattice tower (Type 2 Community Interest and Local Interest Tower) and a 20' x 10' fiberglass equipment building (forest green in color) on a 40' x 40' fenced site in Development Area J of the Powder Reserve PC (Planned Community) Master Development Plan. The tower site will be located immediately adjacent to the southeast side of the 40' water easement and 75' power easement (which runs in a northeasterly direction and then follows the eastern boundary of Tract A) near Terrace Lane.
  2. The ground elevation for the tower is 308-feet MSL. The lattice type tower will be a neutral unpainted galvanized metal gray color. At this time there is only one user, the applicant, proposed for this tower, though the tower itself has been engineered to accommodate loading from three carriers to collocate technically compatible antennas. The 160 square foot area will be enclosed with an 8-foot tall chain link security fence and a 6-foot wide gate, and contain the tower and equipment building. On the gate will be a notice identifying the tower antenna and structure owner, owner address, name of contact person, date of tower erection. Access to the site will be

through the existing access road for the high voltage transmission lines with a small access driveway to make entrance into the fenced tower area.

3. A letter of authorization has been provided to New Horizons Telecom by ACS, and to ACS by the property owner, Eklutna, to proceed with obtaining the required land use approvals for the use of this site for a proposed cellular facility.
4. The subject property is zoned PC/residential, which allows the proposed use as a permitted conditional principal use and structure per AO 94-235 (S-1) (aa), Section 4. Subparagraph 1.e Conditional Uses (7): *One transmission tower.*
5. Title 21 defines a Type 2 Tower as: *a freestanding support structure of open frame skeletal design employed primarily for the purpose of supporting an antenna array and commonly called a lattice tower. This type tower includes lateral arrays.*
6. The petitioner is requesting a 130-foot tall tower.
7. The property is zoned PC and is governed by the Master Development Plan for Tract A of the Powder Reserve. Some plans will classify development areas as R-1, R-2A, etc. without specifying additional development standards. This plan does not use this method; rather it classifies Development Area J as a residential district without reference to a specific zoning district (i.e. R-1, R-2A, etc.) and a list of permitted, accessory, conditional use and prohibited uses. Unlike specific zoning district regulations (i.e. R-1, R-2A, etc.) which state that if a tower does not meet the supplementary district regulations, for example height, (Community interest and local interest towers AMC 21.45.265) they are a conditional use.
8. In accordance with AMC 21.40.015, "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."
9. Residential zoning districts list "Community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use" as a conditional use. As stated, this gives the Commission the authority to consider any height tower.
10. However, the PC Master Plan lists "one transmission tower" as a conditional use without specifying the height, meaning that the conditional use chapter governs (AMC 21.50.280) and specifically 21.50.280.B.7, which requires "compliance with supplementary district regulations" including the stated height limitations. Thus, the Commission does not have the authority to waive the height listed in AMC 21.45.265.A.3. (c)(1).

11. The Commission finds that there is extensive vegetation on this site and, if that vegetation is retained, this site is obscured from surrounding properties.
  12. The Commission finds that the landscape plan must rely on retaining existing vegetation to the extent possible, and through discussion, it was agreed that the site plan would come back before the Staff, not the Commission.
  13. The Commission finds that that AMC 21.50.280, conditional use standards for antennas, subsection C.1, states, "the Planning and Zoning Commission shall consider the following factors in determining whether to issue a conditional use permit, although the Planning and Zoning Commission may waive or reduce the burden on the applicant of one or more of these criteria if the Planning and Zoning Commission concludes that the goals of the ordinance are better served." One of the factors to be considered is the height of the proposed tower structure.
  14. The Commission finds that not allowing a greater height for this tower could be viewed as encouraging the proliferation of towers. In addition, the petitioner must prove there are at least two collocators in order to receive a 30-foot height increase, so not allowing a greater height could result in a 65-foot tower height.
  15. The Commission finds that the 130-foot height being proposed in the motion before the Commission is appropriate. The Commission further finds that the PC zoning allows one transmission tower and does not make reference to height. One of the intents of the PC district is to allow considerable flexibility with respect to decisions made in the development of land.
  17. The Commission indicated experience with difficulty getting service in the area in which this tower is being proposed, and finds the community council had received constructive notice of this request and noted that there were no members of the public in attendance to offer comment. The Commission suggested if the PC district needs to be amended; the owners could bring that forward, and finds that this use would do a service to the community by providing broader coverage to the area.
  18. The Commission finds that it has the authority to allow greater height.
- B. The Commission APPROVED the above captioned conditional use subject to the following conditions:
1. This site plan approval is for a 130-foot tall Type 2 (lattice) Community Interest and Local Interest Tower (Cellular or wireless Communications) and 20' x 10' accessory equipment building in the PC District in accordance with AMC 21.50.280.

2. A Notice of Zoning Action shall be filed with the State of Alaska District Recorder's Office. Proof of such shall be submitted to the Planning Department.
3. This approval is subject to all conditional use standards in accordance with 21.50.280, the petitioner's application, narrative and submittals, and the following plans on file at the Planning Department except as modified by these conditions of approval:
  - a. ACSW Tract 40A Powder Ridge Subdivision Site; prepared by New Horizons Telecom, Inc.; Sheet 2 of 2, C1.1; dated July 15, 2003; scale: 1" = 50'.
  - b. ACSW Tract 40A Powder Ridge Subdivision Site; prepared by New Horizons Telecom, Inc.; Sheet 1 of 2, C1.1; dated July 15, 2003; scale: 1" = 50'.
  - c. ACS Wireless Tower Design Detail; prepared by Cabre Communications Corporation; Date: May 16, 2003; scale: as shown.
4. A landscape plan shall be submitted depicting the fenced area, including fence detail, containing the tower and accompanying building as being surrounded with buffer landscaping. The plan should show retention of existing trees and installation of new landscaping materials if necessary to meet, at a minimum, the intent (i.e., number, type, and size of trees) of screening landscaping standards to be located between the fenced-in tower area and adjoining residential zoning districts or public streets. Any new tree plantings in these areas should be massed, where possible, to achieve a more natural appearance. The landscape plan must rely on retaining existing vegetation to the extent possible.
5. All landscaping shall be installed no later than 18 months following this approval. All landscaping shall be maintained by the petitioner or his designee for the life of this site plan approval.
6. A performance bond is required for all required landscaping in accordance with AMC 21.87.030. This bond, payable to the Municipality of Anchorage prior to the issuance of a fill or land use permit, shall be in the amount of a 120% itemized cost estimate prepared by a professional engineer, or landscape architect, as appropriate. For example, the landscape estimate is the cost of the planting material, topsoil, irrigation system plus labor for installation. Further, this bond shall remain in effect for a 3-year growing period to assure survivability of all trees and shrubs and replacement of dead or stunted landscape materials. This guarantee may be in the form of a bond, mandatory escrow payments, letters of credit, or any other form deemed acceptable to the Department.
7. Tower construction shall be completed one year following issuance of a building permit.

8. Prior to issuance of any permits, an approved Municipal private access agreement between the owners of the subject property and the adjacent lot, Block 1, Tract A, Birchwood South Subdivision, shall be filed with the State District Recorder's Office. Proof of such shall be provided the Planning Department.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission  
on the 13<sup>th</sup> day of October, 2003.

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Susan R. Fison  
Acting Secretary

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Dan Coffey  
Chair

(2003-134)  
(051-631-58)

mp

Reference number: 008730 Reference comment: BZAP - TEXT REFERENCE

Print date: 12/08/99 Date TEXT created: 02/16/99

Requested by: RAK Executed from: BZAP/BZ20

Action number: 99-004 Action date: 02/09/99

Expiration date: / /

Reference type: SL Description: SPECIAL LIMITATION

Reference status: APR Description: RULING APPROVED

Anchorage, Alaska

AO 99-4

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM PC (PLANNED COMMUNITY) TO B-3 (GENERAL BUSINESS DISTRICT) ZONE WITH SPECIAL LIMITATIONS FOR TRACT 1, POWDER RESERVE SUBDIVISION, GENERALLY LOCATED IMMEDIATELY NORTHWEST AND SOUTHWEST OF THE NORTH EAGLE RIVER INTERCHANGE OF THE NEW GLENN HIGHWAY.

(Birchwood Community Council) (Case 99-001)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: The zoning map shall be amended by designating the following described property as B-3 (General Business District) with special limitations zone:

Tract 1, Powder Ridge Subdivision

Section 2. The zoning map amendment described in Section 1 above shall be subject to the following special limitations:

1. Permitted Principal Uses and Structures:

a. Regional Serving Factory Outlet Retail

2. Other Uses

a. Visitor Center

b. Museum

c. Community Recreation Center

3. Conditional Uses

a. None

4. Permitted Accessory Uses and Structures:

a. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures, such as food courts, restaurants or similar places serving food and beverages (wine and beer only), and uses in support of the factory outlet mall.

Section 3. The special limitations set forth in this ordinance shall prevail over any inconsistent provision 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 classifications applied by this ordinance were not subject to special limitations.

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

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

A. Issuance of a land use permit for a building(s) minimum of 130,000 gross floor square footage building within three (3) years of Assembly approval of this rezoning, or the rezoning shall become null and void.

B. A Public Hearing Site Plan Review in conformance with Anchorage Municipal Code 21.15.030 to include but is not limited to, parking lot design, circulation, and landscaping, signage, landscaping and snow storage, lighting, scale, etc.

C. Prior to the public hearing site plan review a Traffic Impact Analysis shall be submitted for review and approval to Municipal Traffic Engineering, Transportation Planning and the State Department of Transportation.

D. Upon approval of the rezoning, Tract 1, Powder Reserve Subdivision shall be removed from the Powder Reserve Master Plan and from the PC zone.

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

**PLANNING & ZONING  
COMMISSION  
MEETING  
November 6, 2006**

**Supplemental Information**

**G.2. Case 2006-125  
Powder Ridge Rezone**

Double-sided



**MUNICIPALITY OF ANCHORAGE**  
**Traffic Department**



**RECEIVED**

NOV 03 2006

Municipality of Anchorage  
Zoning Division

DATE: November 1, 2006  
TO: Mary Autor, Senior Planner  
FROM: Bob Kniefel, PE, Traffic Engineer *xyt*  
SUBJECT: Powder Reserve Traffic Impact Analysis (TIA)

The Traffic Department has reviewed the Powder Reserve TIA and has the following comments:

1. Level of Service -- The TIA needs to be revised to reflect the adopted Chugiak-Eagle River Transportation Plan peak hour goal of a Level Of Service = "C".
2. Trip Generation -- There is some confusion about the trip rates for the residential and mixed use properties. Please confirm the rates do consider the mixed use nature of some areas and that the low-density multi-family uses reflect the typical single family trip rates.
3. Impacts to Birchwood Rural Road System -- The need exists to explore an alternate roadway connection to the area east of this subdivision. This would provide an alternate for trips destined to the Mat-Su Valley, better access to the Chugiak High School, and trips between the Powder Reserve and the Birchwood area. The 2003 Chugiak-Eagle River Transportation Plan calls for a road corridor through NW ¼ Section 25.
4. Collector Road System -- With a subdivision that is estimated to generate 1,300 peak hour trips, an internal collector roadway system will be necessary to assure the proper ROW for traveled way and pedestrian improvements.
5. Intersection Comments
  - a. Eagle River Loop and Business Boulevard -- The 2007 planned Downtown Eagle River CBD Circulation Study will review this location so no improvements needed at this time.
  - b. Glenn Highway ramps intersecting Eklutna Park Drive -- The final analysis for these intersections will need to consider both signal and roundabout options.
  - c. Old Glenn Highway and N. Eagle River Access Road -- The potential for dual left turn lanes NB to WB should be viewed as a last resort.
6. Mitigation Improvement Process -- Eklutna will need to sign a Subdivision Agreement or a Memorandum of Agreement for the design and construction of the above noted locations for completion by the 50% build out year of 2017.

I have attached the specific comments from Transportation Planning, Traffic Safety and the ADOT/PF for your review and consideration.

**Kniefel, Robert E.**

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**From:** David Post [david\_post@dot.state.ak.us]  
**Sent:** Wednesday, October 25, 2006 4:37 PM  
**To:** Kniefel, Robert E.  
**Cc:** Scott E Thomas  
**Subject:** Powder Reserve TIA



Powder Reserve  
TIA Review comm...

Bob -

We accept the TIA with the comments (enclosed) being attached to the TIA for the consultant's and city's use. We do not want to see major dual left turn lanes on Eagle River Urban (5 lane) unless it is determined this is necessary as a last resort. The Eagle River CBD Circulation Study due to start next year should evaluate opportunities to put in new roads and collectors first. We need to condition that Eklutna and AMATS will have to consider roundabouts at the North Eagle River interchange, rather than signals on a tight diamond. Roundabouts are an option there and at the Fred Meyer Signal with the North Eagle River Interchange Access Road.

With this TIA acceptance, we would want to see a Memorandum of Agreement for design and construction of improvements by Eklutna, before the year 2017 or 50% buildout, or AMATS take on the improvements in the schedule of the LRTP with possible Eklutna funding/participation.

Thank you for involving us in your review process.

# TIA PROJECT NAME: Eklutna Powder Reserve TIA REVIEW PROJECT NUMBER:

DATE: 10/25/06 REVIEWER: Scott Thomas and David Post SECTION: Traffic & Safety PHONE: (907) 269-0639	Confirmation of action taken on comment by:
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In Sheet No. column, use a 1 for General comments, X for estimate comments, Y - pg # for Specifications, and Z - pg # for DSR, and the alpha numeric pg # of Plan sheets (use an A if no Alpha is used on the plan sheets)

In the Section column below please use your assigned Functional group identifier: Right-of-Way = RW; Traffic/Safety = TS; Highway Design = HD; Materials = M; Bridge Design = B; Survey = SC; Internal Review = QC; Construction = C; Utilities = U; Specifications = S; Review Engineer = RE; Maintenance = M&O.

Item No.	Sheet No. / Page No.	Section	Comment	Response	Meeting Note
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1)	1		DOT/PF TIA requirements are for 10 years following construction. However 2027 is acceptable as a reasonable analysis for such a long term development of this size.		
2)	Fig 2, Fig 5	TS	Appreciate the study of Eagle River Loop and Business Blvd. Not much that can be done here that is not being tackled by the agencies through planning. Eagle River Loop Road project will reconstruct intersection with westbound dual left turn lanes, and westbound right turn lane. The goal will be to eliminate the split phase signal operation. Next year the Downtown Eagle River CBD Circulation study should also be evaluating this and adjacent intersections. Past work on the Old Glenn Highway has recognized widening the highway for dual left turns will cause significant disruption to the existing businesses being served by the road. Instead, other options should first be explored by AMATS to distribute traffic to other corridors.		
3)	7		DOT owns the Access Road to the intersection with Terrace Lane and Powder Ridge Drive. MOA owns the other legs. The level of traffic control here will be a joint agency determination, with roundabouts and signals being options when LOS becomes poor.		

# **TIA PROJECT NAME: Eklutna Powder Reserve TIA** **REVIEW PROJECT NUMBER:**

	<p><b>DATE:</b> 10/25/06  <b>REVIEWER:</b> Scott Thomas and David Post  <b>SECTION:</b> Traffic &amp; Safety  <b>PHONE:</b> (907) 269-0639</p>	<p>Confirmation of action taken on comment by:</p>
--	--	--

4)	13		<p>Concur with 50% internal capture for the elementary school. As generations go by, it seems that internal capture will decrease as neighborhoods age, and students begin to attend from further neighborhoods. Capture rates could also be estimated by examining walking radii from school.</p>		
5)	4		<p>While not impacting travel outside of the development, it should be noted that the plan to surround the school with R1 zoning rather than higher density multifamily zoning will reduce the percentage of children walking to school and will increase school related vehicle traffic within this development.</p>		
6)	Fig 8+		<p>Trip distribution rates appear very logical.</p>		
7)	22		<p>Concur that Eklutna traffic is all net new trips. What can be credited is that some of their trip generation is accounted for in the background of the AMATS CERLRTP modeling. Since there was no subtraction, this TIA is generous in terms of estimating impacts. While the AMATS traffic model does forecast growth with these trips in mind, all the growth from the west is Eklutna so the lack of subtraction from net new trips is correct. Subtraction from background is allowable if a resubmittal is desired. Otherwise, trip generation as shown is acceptable.</p>		
8)	Fig 14+		<p>Large left turning volumes on the North Access Road are a concern. These hold up well initially due to lack of competition for time, however, with growth, these are prime movements for mitigation as shown later.</p>		

**TIA PROJECT NAME: Eklutna Powder Reserve TIA**

**REVIEW PROJECT NUMBER:**

	<p>DATE: 10/25/06  REVIEWER: Scott Thomas and  David Post  SECTION: Traffic &amp; Safety  PHONE: (907) 269-0639</p>	<p>Confirmation of action taken on comment by:</p>
--	---	--

9)	33		<p>Appendix I Signal Warrant Analysis. An 8 hour future signal warrant analysis is not required. Future forecasting is difficult at this level of detail. DOT/PF will accept Planning Analysis Signal Warrant forecasts using ITE Manual of Signal Design references to Texas and California, sing ADT's. These ADT forecasts reflect the 8 hour estimates by using 6.25% for the 8<sup>th</sup> highest hour.</p>		
10)	33, Tbl 7		<p>Last bullet. Besides traffic signals, DOT/PF believes a roundabout is a feasible candidate at this location. We want to see a Roundabout LOS analysis appended to this report, especially at the interchange ramps. This can be a separate white paper.</p>		
11)	34		<p>Previous Note for Fig 5. Eagle River Loop lane configuration to change by DOT/PF. To be retimed without Split phasing.</p>		

**Kniefel, Robert E.**

**From:** Coop, Leland R.  
**Sent:** Tuesday, August 29, 2006 11:17 AM  
**To:** Kniefel, Robert E.  
**Subject:** Eklutna Powder Reserve TIA

**My comments are few and minor. From what I read I would think Signals will have comments for sure but I will let them make those.**

Page 13, top – Low-Density Multiple Family should use Single Family rates. In Table 1 and 2 it does note the used Land Use 210, Single Family, instead of the Land Use 230, Condos/Townhouses, noted here.

Page 33, Table 6, Last 2 Rows – The table states “Signal Warrants Met in 2017?” on the next to last row. I believe this should state “Signal Warrants Met in 2027?”.

Lee Coop  
Traffic Department  
4700 Bragaw Street  
Anchorage, Alaska 99507  
(907) 343-8479



**MUNICIPALITY OF ANCHORAGE**  
**Traffic Department**



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**MEMORANDUM**

DATE: August 28, 2006

TO: Bob Kniefel, Municipal Traffic Engineer

FROM: Jon Spring, Senior Transportation Planner

SUBJECT: Eklutna Powder Reserve Traffic Impact Analysis

General comments

The Draft Traffic Impact Analysis prepared for the Eklutna Powder Reserve is incomplete. The August 2006 draft TIA failed to address the impact of the Powder Reserve development on the existing Birchwood rural road system to the east of the proposed development (i.e., James Way, Husky St., Almdale Ave., Shims St., and Hillcrest Dr.). This large lot, residentially developed area is served by roads constructed to rural stripped-paved standards. As a result, there are no shoulders, curbs and gutters or pedestrian facilities. The capacity of these roads to handle increased traffic is further reduced by the numerous residential driveway connections.

The principal trip attractor in the area is Chugiak High School. The current boundary of Chugiak High School runs along Fire Creek, which is located on the western boundary of the proposed development. In other words the entire high school age population of the proposed Powder Reserve development is expected to attend Chugiak High School. (Students residing to the west of Fire Creek currently attend Eagle River High School.) Chugiak HS program capacity is 1,828 and for 2005-06 actual attendance was 1,503 students.

Based on existing ASD statistics, it is estimated that about 37% of the Chugiak High School students will be transported by bus. Given the distance from the Powder Reserve to Chugiak High School it is assumed that the rest of the high school population residing in the Powder Reserve development will drive or be driven to school by their parents. With an estimated 175 high school students expected to be living in the Powder Reserve by 2027, there could be as many as 220 trips to and from the high school per day. Carpooling would reduce the number of trips. However, there is little information available on carpool rates.

Besides high school trips, additional trips would be expected to originate from the Powder Reserve heading east, including, trips to and from the

proposed park located in Section 25 and other recreational trips to and from Beach Lake Park, trips to visit neighbors in Birchwood, and trips heading to the Mat-Su Valley (for shopping and employment).

The need for an alternative connection to the east should be explored in more detailed in the TIA. The TIA should also discuss potential locations of alternative road connections. It should be noted that the 2003 Chugiak-Eagle River Transportation Plan calls for a road corridor to be reserved through NW ¼ Section 25 in the final Section 25 Land Use Study in the event a future study indicated the need for a collector road alignment through that area.

The draft TIA for the Powder Reserve also failed to discuss the designation of a collector system for the development. Given that over 1,300 trips will be generated during the PM peak period it is highly likely that an internal collector system will be needed to accommodate this amount of traffic. Transportation Planning would like to take this opportunity to establish formal collector classifications for the development and amend the Official Streets and Highways Plan to reflect it.

**PLANNING & ZONING  
COMMISSION  
MEETING  
November 6, 2006**

**Supplemental Information  
Received After Packet Printing**

**G.2. Case 2006-125  
Powder Ridge Rezone**

Double-sided

# Zoning and Platting Cases On-line

## View Case Comments

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

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

1. Select a Case: 2006-125

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NOV 01 2006

Municipality of Anchorage  
Zoning Division

**Case Num:** 2006-125

Rezoning to PC Planned community district

**Site Address:** 14524 TERRACE LN

**Location:** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

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

## Public Comments

**10/31/06**

Birchwood Community Council Birchwood Community Council

19213 Sprucecrest Drive

Chugiak AK 99567

By Motion duly made, Birchwood Community Council adopts the comments previously presented online by Bobbi Wells on 09/25/06 as the official approved comments of this Council. Bobbi Wells, Chair Nanette Belk, Secty Taken from minutes of the regular meeting held October 25th, 2006

**PLANNING & ZONING  
COMMISSION  
MEETING**

**October 2, 2006**

**Supplemental Information**

**G.1. Case 2006-125  
Rezone PC-Powder Ridge**

Double-sided

Municipality of Anchorage  
Planning Department  
Planning and Zoning Commission

RECEIVED

SEP 25 2006

Municipality of Anchorage  
Zoning Division

**Re: Public Comment**

.. Case #2006-125 Rezoning to PC Planned community district

**Site Address:** 14524 TERRACE LN

**Location:** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A.

September 22, 2006

Tallak & Elizabeth Maakestad  
17620 Pioneer Drive  
Eagle River, Alaska 99577

**Comments:**

We support the general circulation plan submitted, of a street system consisting of a main loop connecting to Terrace Lane (the frontage road off of the North Eagle River Interchange) with several cross connections. We definitely agree that street connections should not be made to the adjoining low density neighborhoods. We like the idea of the lots having trail access to the parkland to the north, and a focus on a more rural feel.

However, that general plan starts to lose its effectiveness when the dwelling density increases to the high end of the range they are proposing. Currently, they are allowed 1550 dwelling units, and this should not be increased. If anything, it should be less. The maximum they are proposing is 3066 units, and with a family size of four to six people would allow 12,264 to 18,396 people to live on that 404 acres. That is absurd! That runs contrary to the Eagle River philosophy of a small town feel, and will destroy the rural nature of that area. It will also create too much traffic for the area, unduly burden the utilities' infrastructure, and cause other related problems.

We oppose the proposal to trade eight acres of the adjoining park land on top of the hillside to Eklutna in exchange for a school site on the development. Three months ago, we moved our family from a fairly high density area in Anchorage (Strawberry Meadows), out to a 1.1 acre lot on Pioneer Drive because we identified with the country setting away from the city and identified with the rural philosophy of the area residents. (We both grew up in the country.) Before deciding to purchase the home, we checked with the Municipal Planning Department as to the status of the adjoining parkland (our property adjoins the park at the base of the hill below the eight acres Eklutna has suggested for a possible land trade). No mention of a possible land trade was made.

We were told by the Planning department personnel that the Municipality definitely planned to keep the property as parkland, that the park was heavily used by cross country skiers and recreational users year round. The planners said the local residents would vehemently oppose losing *any* of the park land. On the strength of this information, and

the fact that the comprehensive plan did not identify the area for anything other than a park, we purchased our home. Since we have lived here, we have come to enjoy the park along with all of the other recreational users we have met. If the Municipality made the trade, we would feel totally betrayed by the Municipality. Please do not do this. We have talked with a number of our neighbors, and none of them support this.

The proposal would cause most of the trees at the top of the hillside to be cut down, and bring in 25 to 50 houses to overshadow the remaining park below. This will be a severe blight on the aesthetics of the park. It would also eliminate eight more acres of park land at the level of the homes on top of the rise. When the development of the 404 acres is completed, *all* of the adjoining recreational land will be needed to serve the great number of residents in the development. Keeping it park land will allow all of the area residents to enjoy the view of the mountains to the north, not just a select few. The hillside feature could be a great asset to the park's trail system. It is also important to provide a buffer between the high density development and the adjacent rural parcels.

Additionally, I have estimated the amount of land actually on the top of the hill from scaled aerial photographs I obtained from a local aerial mapping firm, and I believe it is only about six acres and not eight acres. The Eklutna water main bisects the property, and a 50 foot right-of-way to protect the pipeline would remove another half an acre from any development. So the land swap would not be very beneficial for Eklutna. I believe they would be better served for it to remain as park land available for recreational use of their planned adjoining residents. The proposed development would generate enough of a tax base to cover the cost of purchasing a school site in the unlikely event that another parcel of land is not available for a trade.

Further study may be needed to confirm whether the optimum location for a school site is on this development, or whether it would be better to find enough land to build several schools (elementary/middle/high) that could share bussing and other resources, thereby saving long term operational costs. The proposed land itself should be studied (soils and topography) to confirm that development costs won't be excessive.

At the Chugiak Community Council meeting we attended to voice our oppositions as outlined above, Eklutna's representatives made their presentation and talked about their philosophy. They spoke of their philosophical connections to the land, a rural outlook, and yet they want to serve their shareholders by providing buildable lots. After reviewing their plans, I suggest that Eklutna consider running the loop road farther to the south, and run several local cul-de-sacs northward to the northern portion of the property and subdivide 1-acre lots with wells and septic off of these rural streets. This should cut down on the development costs of that area and provide some affordable rural lots as part of the development. It will also add a buffer transition to the denser areas of the development. I think their overall ideas on density are excessive and should be scaled back to a more reasonable limitation in line with the community values.

Thank you,

Tallak D. Maakestad, PLS

# Zoning and Platting Cases On-line

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

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1. Select a Case: 2006-125

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MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

### Case Num: 2006-125

Rezoning to PC Planned community district

**Site Address:** 14524 TERRACE LN

**Location:** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

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## Public Comments

9/22/06

Linda Kovac  
Chugiak

Public Comments on the Eklutna Powder Reserve Traffic Impact Analysis --- (1) Residential Density of "PR C/MU1 Commercial/Mixed Use" Zoning District --- The Eklutna Powder Reserve Traffic Impact Analysis (Pg. 32, Table2) estimates the number of trips according to land use showing typical trip generation data for the "General Office Building" and "Specialty Retail Center" land uses. However, these calculations do not provide for the number of residential units that are likely to be built in this "PR C/MU1 Commercial/Mixed Use" zoning district. According to the DOWL Master Plan (Appendix C, Pg. 22), the residential development in this zone is intended to provide medium to high density residential development." Therefore, the number of trips calculated for these two land uses are probably low. --- (2) Level of Service at Intersections --- The Eklutna Powder Reserve Traffic Impact Analysis (Pg. 31) states that if, on the date of application, the existing LOS is D or poorer then a lower minimum LOS than D is acceptable if the operation of the highway does not deteriorate more than 10 percent in terms of delay time from the LOS before the development's opening date. Be aware however, that the MOA has adopted a policy for Chugiak-Eagle River than requires a LOS "C" for peak hour traffic flow. This policy has been in effect for many years and is reiterated in the Chugiak-Eagle River Transportation Plan Public Review Draft (Pg 8) which states: "E. Level of Service Policy -- Adopt a Level of Service (LOS) C for peak hour traffic flow on the roadways within the Chugiak-Eagle River area. Exceptions may be made in areas where the cost of right-of-way acquisition is high due to intense urban development. (LOS C provides for traffic flow with speeds still at or near the free flow speed of the roadway. Freedom to maneuver within the traffic stream is noticeably restricted at LOS C.)" Only in the case where the cost of right-of-way acquisition is high due to intense urban development can the LOS be poorer than C in Chugiak-

200

Eagle River. In the case of this TIA, there is no such issue with right-of-way acquisition. Therefore, the developer should be subject to road and intersection improvements where site-generated traffic would cause the LOS at such locations to be D or poorer. Also, the Eklutna Powder Reserve Traffic Impact Analysis (Pg. 32) misidentifies the existing LOS for the intersection of "SB Glenn Hwy Ramp/Eklutna Park Dr" as LOS E at the P.M. Peak and LOS F at the A.M. Peak. In fact, the LOS at this intersection can be no poorer than LOS C for the following reason. The Chugiak-Eagle River Transportation Plan Public Review Draft (Pgs. 22-23) states: "At the present time, none of the intersections in Chugiak-Eagle River is overcapacity, although the Old Glenn Highway/Eagle River Loop Road intersection currently experiences a poor level of service (LOS D) during the PM Peak... An analysis of intersections using projected traffic volumes, however, reveals that at least four intersections will be over capacity within the next 20 years.... most of these problem intersections are located along the Old Glenn Highway where it traverses the downtown core of Eagle River. As Chugiak-Eagle River grows, the number of trips from the residential growth areas (Powder Reserve, Eagle Crossing, etc.) to the downtown core will increase...As a result, these intersections will soon become overburdened and increase delays." --- (3) Conclusions --- The Eklutna Powder Reserve Traffic Impact Analysis (Pgs. 33-34) lists multiple recommendations for improvements to existing roads and intersections to adequately handle the Powder Reserve's anticipated traffic. All costs for these improvements should be borne by the developer.

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

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

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SEP 25 2006

**Case Num:** 2006-125

Rezoning to PC Planned community district

**Site Address:** 14524 TERRACE LN**Location:** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.[Details](#) | [Staff Report](#) | [submit a comment](#)MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION**Public Comments****9/25/06**

Tallak Maakestad  
17620 Pioneer Drive  
Eagle River AK 99577

We support the general circulation plan submitted, of a street system consisting of a main loop connecting to Terrace Lane (the frontage road off of the North Eagle River Interchange) with several cross connections. We definitely agree that street connections should not be made to the adjoining low density neighborhoods. We like the idea of the lots having trail access to the parkland to the north, and a focus on a more rural feel. However, that general plan starts to lose its effectiveness when the dwelling density increases to the high end of the range they are proposing. Currently, they are allowed 1550 dwelling units, and this should not be increased. If anything, it should be less. The maximum they are proposing is 3066 units, and with a family size of four to six people would allow 12,264 to 18,396 people to live on that 404 acres. That is absurd! That runs contrary to the Eagle River philosophy of a small town feel, and will destroy the rural nature of that area. It will also create too much traffic for the area, unduly burden the utilities' infrastructure, and cause other related problems. We oppose the proposal to trade eight acres of the adjoining park land on top of the hillside to Eklutna in exchange for a school site on the development. Three months ago, we moved our family from a fairly high density area in Anchorage (Strawberry Meadows), out to a 1.1 acre lot on Pioneer Drive because we identified with the country setting away from the city and identified with the rural philosophy of the area residents. (We both grew up in the country.) Before deciding to purchase the home, we checked with the Municipal Planning Department as to the status of the adjoining parkland (our property adjoins the park at the base of the hill below the eight acres Eklutna has suggested for a possible land trade). No mention of a possible land trade was made. We were told by the Planning department personnel that the Municipality definitely planned to keep the property as parkland, that the park was heavily used by cross country skiers and recreational users year round. The planners said the local residents would vehemently oppose losing any of the park land. On the strength of this information, and the fact that the comprehensive plan did not identify the area for anything other than a park, we

purchased our home. Since we have lived here, we and all of our children have come to enjoy the park along with all of the other recreational users we have met. If the Municipality made the trade, we would feel totally betrayed by the Municipality. Please do not do this. We have talked with a number of our neighbors, and none of them support this. The proposal would cause most of the trees at the top of the hillside to be cut down, and bring in 25 to 50 houses to overshadow the remaining park below. This will be a severe blight on the aesthetics of the park. It would also eliminate eight more acres of park land at the level of the homes on top of the rise. When the development of the 404 acres is completed, all of the adjoining recreational land will be needed to serve the great number of residents in the development. Keeping it park land will allow all of the area residents to enjoy the view of the mountains to the north, not just a select few. The hillside feature could be a great asset to the park's trail system. It is also important to provide a buffer between the high density development and the adjacent rural parcels. Additionally, I have estimated the amount of land actually on the top of the hill from scaled aerial photographs I obtained from a local aerial mapping firm, and I believe it is only about six acres and not eight acres. The Eklutna water main bisects the property, and a 50 foot right-of-way to protect the pipeline would remove another half an acre from any development. So the land swap would not be very beneficial for Eklutna. I believe they would be better served for it to remain as park land available for recreational use of their planned adjoining residents. The proposed development would generate enough of a tax base to cover the cost of purchasing a school site in the unlikely event that another parcel of land is not available for a trade. Further study may be needed to confirm whether the optimum location for a school site is on this development, or whether it would be better to find enough land to build several schools (elementary/middle/high) that could share bussing and other resources, thereby saving long term operational costs. The proposed land itself should be studied (soils and topography) to confirm that development costs won't be excessive. At the Chugiak Community Council meeting we attended to voice our oppositions as outlined above, Eklutna's representatives made their presentation and talked about their philosophy. They spoke of their philosophical connections to the land, a rural outlook, and yet they want to serve their shareholders by providing buildable lots. After reviewing their proposed master plan exhibits they gave us at the meeting, I suggest that Eklutna consider running the loop road farther to the south, and run several local cul-de-sacs northward to the northern portion of the property and subdivide 1-acre lots with wells and septic off of these rural streets. This should cut down on the development costs of that area and provide some affordable rural lots as part of the development. It will also add a buffer transition to the denser areas of the development. I think their overall ideas on density are excessive and should be scaled back to a more reasonable limitation in line with the community values.

**9/25/06**

Bobbi Wells

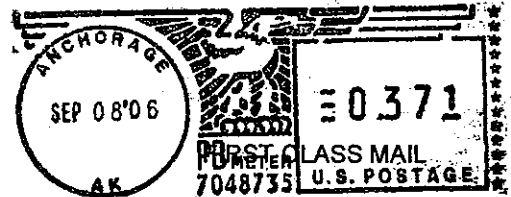
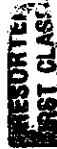
19213 Sprucecrest Drive

Chugiak AK 99567

Considering that 60% of the Chugiak-Eagle River area is currently undeveloped, I believe this Plan serves the needs of the landowner, who owns more than 2400 undeveloped acres out here, rather than the needs of this community or this particular 404 acre parcel. While the Master Plan process is a legitimate

means of rewriting land use regulations, in no way should it be a development process allowed to ignore the guidelines found in the applicable Comprehensive Plan. Our proposed Comp Plan update is scheduled to come before the Assembly soon. Carried forward from our 1993 plan, is the desired 85/15 ratio of single-family/multi-family. (single family-attached is defined as multi-family). Plus the planned housing ration for build-out on our Land Use Map is 90/10. Eklutna is not in compliance. We even state in our Plan that our intent is that our Comp Plan guide zoning & platting decisions with its stated goals, objectives, policies, & strategies. We stated we want slopes of 25% & up to be protected, to discourage development in the 100 year flood plain (like Fire Creek), to ensure new development is consistent with community character, limit residential height to 35 ft & limit commercial development to 45 ft outside of the Eagle River business district, to provide for adequate snow storage (either a haul site or wide road easements),utilizing transition buffering between rural & urban residential densities, to consider the amount of vacant or underutilized commercial space in the area before new commercial areas are developed. Too much of Eklutna's development standards run contrary to the spirit & letter of our Copmp Plan. I don't feel its a good idea to build beyond current slope chart standards. I have concerns about the wisdom of a homeowners association in Eklutna's affordable hi-rise multi-family development. I fought diligently for height & density limits as well as public open space in our Comp Plan update because I don't want to find out we have created 'road rage' in the living room of compact housing. There's no transition buffering mentioned, only visual landscaping as buffers. Cluster housing allows 70% lot coverage by buildings. Omiting elementary schools & snow storage from conditional uses in residential areas is worrisome. The request for such high percentages of 3500 sq.ft. lots throughout the residential zoning coupled with other listed 'compaction' features does nothing to make me believe they have this communities' best interests at heart. The hi-rise condo/row housing proposed in the PR-MF3 is too intrusive & out of character with this community. I prefer that the PR-MF3 be rejected & that PR-MF1 be substituted for the 15 acres Eklutna is proposing. The PR-CMU also desires residential at the MF3 standard which I would rather see at MR1 or 2 with a 35 ft height limit. I have a concern when this district says, "all other uses are unrestricted". When speaking of the business use in the TIA, it discusses 5000 sq.ft. of specialty retail as well as an identical amount of general office buiding use. The former Master Plan they are changing only allowed 30,000 sq.ft. total of business use & it has to be neighborhood serving. I prefer to see any business use border Eklutna Park Drive since this street has a greater carrying capacity & safety points that the frontage road leading to Terrace Lane. Count that be considered? Connections directly to the NW quarter of Section 25 &/or to the adjacent Birchwood neighborhood is very much opposed..do not consider or design such connections until we have been under the new Title 21 regulations for a number of years. We haven't been able to correct some of the former mistakes we have made in other developments without expenditures of hugh amounts of money..and property owners suffered. Twice. Please set a maximum limit on the total number of dwelling units in Tract 40A. Eklutna has suggested they can live with 1500. The above are my individual comments as Birchwood council will not meet until Sept 27th altho Birchwood members did attend the presentation by Dowl Engineers at the Chugiak Council meeting. Chugiak Council comments mirrored Birchwood's concerns.

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



051-312-21-000  
NEWBURY ANN  
PO BOX 772101  
EAGLE RIVER, AK 99577

RECEIVED

SEP 27 2006

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

## NOTICE OF PUBLIC HEARING - - Monday, October 02, 2006

Planning Dept Case Number: 2006-125

CASE: 2006-125  
PETITIONER: Eklutna, Inc.  
REQUEST: Rezoning to PC Planned community district  
TOTAL AREA: 403.5 acres  
SITE ADDRESS: 14524 TERRACE LN  
CURRENT ZONE: PC Planned community district  
COM COUNCIL(S): 1---Birchwood 2---Eagle River 3---Chugiak

LEGAL/DETAILS: A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, October 02, 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](http://www.muni.org) by selecting Departments/Planning/Zoning and Platting Cases.

Name: Ann L. Newbury  
Address: Po Box 772101, Eagle River AK 99577  
Legal Description: Lot 127 N 15N R2W  
Comments: Planning any commercial in 40A is a bad idea. It will create sprawl for ER.  
There is a dedicated boundary of 80' on the east side. No roads and no build should cross any of that.  
Trails are not planned in a wild corridor - just streets & side-walks. More trails of a wild nature will enhance your unhappy  
REZONING/RESIDENTS-PLANNING COMMISSION  
2006-125 development of a lovely wild area.

Continued

I would like to know why this masterplan is only for tract 40A. You were requested by MOA to write a masterplan for all your holding in the old railroad site, not just 40A so we can see the bigger picture.

There are - as you have noted - lots of wetlands in the lower areas. Those are fish streams so be careful how densely you plan to build next to them.

Any height in buildings near the lowest curve in Terrace lane will impact the view of Mt. McKinley from the overpass of the highway. Not a good plan to ruin good views.

I suggest you sell this holding to the Alaska Nature Conservancy and let the wetlands stay undisturbed and leave a home for the wild things in our world.

Ann Newbury

PO Box 772101

Eagle River, AK 99577

Lot 127, T15N R2W

# STATE OF ALASKA

## DEPARTMENT OF NATURAL RESOURCES

DIVISION OF MINING, LAND AND WATER  
DAM SAFETY AND CONSTRUCTION UNIT

**FRANK H. MURKOWSKI,**  
**GOVERNOR**

550 W. 7th AVENUE SUITE 1020  
ANCHORAGE, ALASKA 99501-3577  
PHONE: (907) 269-8636  
Fax: (907) 269-8947

September 25, 2006

Municipality of Anchorage  
P. O. Box 196650  
Anchorage, AK 99519-6650

Attention: Department of Planning

**RECEIVED**

**SEP 27 2006**

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

**RE: REZONING CASE 2006-125**

Greetings:

The Dam Safety and Construction Unit (Dam Safety) of the Alaska Department of Natural Resources is providing the following information regarding the potential rezoning of the property near Terrace Lane and the Powder Ridge Subdivision in Eagle River, Alaska, as referenced above. Please note that a portion of the area under consideration is adjacent to Fire Creek. Fire Creek is at risk of flooding should the dam at Lower Fire Lake fail for any reason. To our knowledge, an accurate inundation map of the area subject to flooding has not been developed.

Consequently, Dam Safety recommends that the Municipality of Anchorage (MOA) consider the additional risks that the property in this area is subjected to because of the Lower Fire Lake Dam. Development should be restricted accordingly, either by creating an undeveloped buffer zone some distance beyond the 100 year flood plain, or by restricting development within the dam break inundation zone, or by including the dam break inundation zone on the subdivided, real estate disclosures.

In any event, because the Lower Fire Lake Dam is owned by the MOA, the MOA is responsible for the consequences should the Lower Fire Lake Dam fail. Please call me at (907) 269-8636 with any questions.

Sincerely,



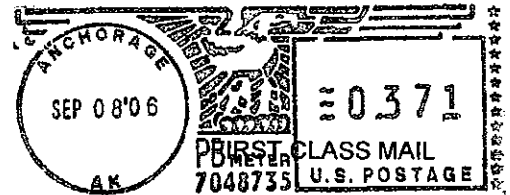
Charles F. Cobb, P. E.  
State Dam Safety Engineer

Cc: Ms. Christy Miller, ADCCED

D/F:my/dam/projects/lowerfirelake/2006/MOA092506.doc

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

RESORTS  
FIRST CLASS



051-962-08-000  
PAGE DANIEL D & CORDULA D  
13517 KONRAD CIRCLE  
EAGLE RIVER, AK 99577

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MUNICIPALITY OF ANCHORAGE  
PLANNING DIVISION

## NOTICE OF PUBLIC HEARING - - Monday, October 02, 2006

Planning Dept Case Number: 2006-125

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

CASE: 2006-125  
PETITIONER: Eklutna, Inc.  
REQUEST: Rezoning to PC Planned community district  
TOTAL AREA: 403.5 acres  
SITE ADDRESS: 14524 TERRACE LN  
CURRENT ZONE: PC Planned community district  
COM COUNCIL(S): 1---Birchwood 2---Eagle River 3---Chugiak

LEGAL/DETAILS: A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, October 02, 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](http://www.muni.org) by selecting Departments/Planning/Zoning and Platting Cases.

Name: Daniel Page  
Address: 13517 Konrad Cir Eagle River AK 99577  
Legal Description: Lot 8 Block 8 Powder Ridge  
Comments: I Recommend that you do NOT Rezone this area for Eklutna inc until they or the muni finish the planned roads in Powder Ridge. This Petitioner is developing phases 5-6-7 in Powder Ridge with out completing the planned main access road. Powder Ridge Drive is still not complete. Supposedly there are drainage problems but the 18 wheel trucks work in new areas have no problem driving on it ?? Current Access is on Vasil or Konrad Dr and these roads can not handle the traffic that the new houses will bring. Finish Powder Ridge before developing of Terrace Ln.  
REZONING/RESIDENTS--PLANNING COMMISSION  
2006-125

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# Zoning and Platting Cases On-line

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

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**1. Select a Case:** 2006-125

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MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

**Case Num:** 2006-125

Rezoning to PC Planned community district

**Site Address:** 14524 TERRACE LN

**Location:** A request to Rezone the PC (Planned Community) to make amendments to the Powder Ridge Tract 40A master plan. Powder Ridge Subdivision, Tract 40-A. Located at 14524 Terrace Lane.

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

## Public Comments

**9/28/06**

Ann Newbury

PO Box 772101

Eagle River AK 99577

This is beautiful land full of natural water ways, woods and well used trails. The history of this parcel goes back to the original railroad ownership and was federal, therefore never to be developed. Of course the native claims act and the sale of the railroad to state ownership changed all that. However, trails were well established in the early 1970's and have been well used ever since by dog mushers, hikers, equestrians, and even sadly, motorized vehicles. Everyone who walks those trails seems to take care of them. Most of us encourage the motorized vehicles to NOT use those trails because they destroy the fragile land. Because people come from all over the Anchorage area to walk on these trails I think it is VERY important to keep trails available as the land is developed. This parcel abutts the NW1/4 of section 25, which abutts the Beach Lake Park, a regional park used by city wide populations. Because the trails on this Eklutna tract A have been so well used over such a long period of time it is imperative that the trails be kept open and available and contiguous. There should be no street connection with the park area, no street connection with the surrounding rural neighborhood and only street connection to the Powder Ridge road at the bottom of the hill. Any connection of roads with Terrace lane will cause a lot of traffic congestion at the terrace lane-powder ridge intersection. Probably a light will be needed there. The density of this development is a far cry from any love of the land, respect for the wild animals, preserving of wetlands, or even respect for the view of Mt. McKinley as you come over the highway at north eagle river. High buildings and high density are an antithesis to respect for both the land and the exisiting population. Not all of Eagle River has to be overdeveloped; not everyone wants to live in clumps of humanity; not everyone wants to see the wildlife and walking areas destroyed. In truth, I suggest that Eklutna offer this

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land to the Alaska Nature Conservancy as a token of their awareness that open space within the populated community is healthy for all. New York city would be nothing without central park. I suggest that the conservancy would both pay something for the land as well as provide a financial break to the Eklutna corporation and then the community would be well served and Eklutna would regain some respect as a preserver of the gorgeous land that makes Alaska the best place in the world to live. ••

**Content Information****Content ID :** 004664**Type:** Ordinance - AO

Planning and Zoning Commission, Case 2006-125, recommendation of approval for a rezoning from PC (Planned Community District) to

**Title:** PC (Planned Community District), and to amend the Master Development Plan for Tract A Power Reserve Subdivision and Tract 40A**Author:** maglaquijp**Initiating Dept:** Planning

PNZ recommendation of approval for a rezoning from PC (Planned Community District) to PC, and to amend the Master Development Plan for Tract A Power Reserve Subdivision and Tract 40A of the Power Ridge Subdivision.

**Description:****Date Prepared:** 12/18/06 3:42 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 1/9/07**MM/DD/YY:****Public Hearing****Date MM/DD/YY:** 2/27/07

M.O.A.  
 2006 DEC 29 12:19  
 CLERK'S OFFICE

**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	12/18/06 3:52 PM	Checkin	weaverjt	Public	004664
Planning_SubWorkflow	12/19/06 9:08 AM	Approve	nelsontp	Public	004664
ECD_SubWorkflow	12/19/06 9:10 AM	Approve	barkleyva	Public	004664
OMB_SubWorkflow	12/19/06 11:55 AM	Approve	mitsonjl	Public	004664
Legal_SubWorkflow	12/19/06 2:32 PM	Approve	fehlenrl	Public	004664
MuniManager_SubWorkflow	12/22/06 9:59 AM	Checkin	maglaquijp	Public	004664
MuniManager_SubWorkflow	12/29/06 9:48 AM	Approve	leblancdc	Public	004664
MuniMgrCoord_SubWorkflow	12/29/06 10:54 AM	Approve	abbottmk	Public	004664