

Submitted by: ASSEMBLY MEMBERS COFFEY,
STARR

Prepared by: Planning Department

Reviewed by: Assembly Counsel

For reading: March 13, 2007

CLERK'S OFFICE

APPROVED

Date: 4-10-07

Anchorage, Alaska

AO 2007-47

AN ORDINANCE ADOPTING A PLANNED COMMUNITY MASTER DEVELOPMENT
PLAN DESIGNATING ALLOWED PERMITTED AND ACCESSORY LAND USES, AND
DESIGN STANDARDS FOR A PORTION OF SECTIONS 24 AND 25, T16N, R1W S. M.
AK.

(Chugiak Community Council) (Planning and Zoning Commission Case 2007-002)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The PLANNED COMMUNITY MASTER PLAN FOR NATURAL RESOURCE EXTRACTION
prepared by DOWL Engineers and approved by the Planning and Zoning Commission on
February 12, 2007 is hereby adopted and recognized under 21.40.250 as both the Master
Development Plan and Development Area Plan for the development area within the planned
community development district, as described in Section 2 of this ordinance.

Section 2. The Master Development Plan and Development Area boundaries include a
portion of sections 24 and 25, T16N, R1W S. M. AK, zoned PC, Planned Community
District, as depicted on Exhibit A and more particularly described as follows:

Commencing at the northwest corner of the NE1/4 of the NW1/4 of Section 25, T16N,
R1W, S.M. AK, said corner being the True Point of Beginning for this description;
thence east on the north line thereof to the northeast corner of said NE1/4 of the
NW1/4; thence S 45° 00" 00"E to the intersection of the northwesterly right-of-
way line of the New Glenn Highway; thence southwesterly on said northwesterly
right-of-way to the intersection the south line of the NW1/4 of said Section 25;
thence west on said south line to the southwest corner of said NW1/4; thence north
on the west line of said NW1/4 to the intersection of the southeasterly line of the
Alaska Railroad right-of-way; thence northeasterly on said southeasterly line to the
intersection of the southeasterly railroad right of way line with the east line of the
SW1/4 of the SW1/4 line in Section 24, T16N, R1W, S.M., AK; thence south on the
east line of said SW1/4 of the SW1/4 of Section 24 to the NE1/4 of the NW1/4
of Section 25, the True Point of Beginning and the end of this description, embracing
an area of 117 acres more or less.

1 The Master Development Plan and development area boundaries approved by this ordinance
2 are concurrent.

3 **Section 3.** Development of area identified in Section 2 of this ordinance shall proceed in
4 substantial conformance with the master development plan. The R-8, rural residential district
5 (large lot) shall provide basic development standards for conditional uses, prohibited uses,
6 minimum lot requirements, minimum yard requirements, maximum lot coverage, maximum
7 height of structures, signs, parking, and loading facilities. Where there is conflict between the
8 provisions of the R-8 district and this ordinance, the provisions of this ordinance shall govern.

9 *Intent.*

10 The Master Development Plan and Area Development Plan for this specific area are the
11 same; the Master Development Plan and development area are intended for natural
12 resource extraction and related industrial and accessory uses.

13 *Permitted principal uses and structures.* Permitted principal uses and structures are as
14 follows:

- 15 1. Natural resource extraction subject to public hearing site plan review, by the Planning
16 and Zoning Commission, using the requirements and criteria of AMC 21.15.030 and
17 21.50.070.

18 *Permitted accessory uses and structures.* Permitted accessory uses and structures are as
19 follows:

- 20 1. Open storage of gravel, silt, muck, peat, sand, topsoil and other materials normally
21 associated with a natural resource extraction project. The open storage must be part of
22 an active natural resource extraction operation located on the same lot or tract; or on
23 an adjacent lot or tract under common ownership or control.
- 24 2. Open storage of trucks, trailers, conveyor belts and other heavy equipment normally
25 associated with a natural resource extraction project. The open storage must be part of
26 an active natural resource extraction operation located on the same lot or tract; or on
27 an adjacent lot or tract under common ownership or control.
- 28 3. One dwelling unit associated with a caretaker or security function for a natural
29 resource extraction.
- 30 4. Asphalt batching, concrete mixing, rock crushing, materials screening and other
31 activities directly related and clearly subordinate to natural resource extraction.

5. Other uses and structures customarily accessory and clearly incidental to a natural resource extraction, including concrete and asphalt batch plants, as part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.


Landscaping.

1. Screening landscaping adjacent to residential uses and zoning districts.
2. Buffer landscaping adjacent to commercial zoning districts.
3. Visual enhancement landscaping at the end of the project in all other areas not devoted to buildings, structures, drives, parking facilities, walks, or other authorized installations.
4. Creeks, waterways and wetlands shall be separated from natural resource operations by a 100 foot wide naturally vegetated buffer.
5. A 100 foot wide buffer shall be maintained on property adjacent to the Glenn Highway. The buffer shall contain the existing natural vegetation.

Section 4. This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

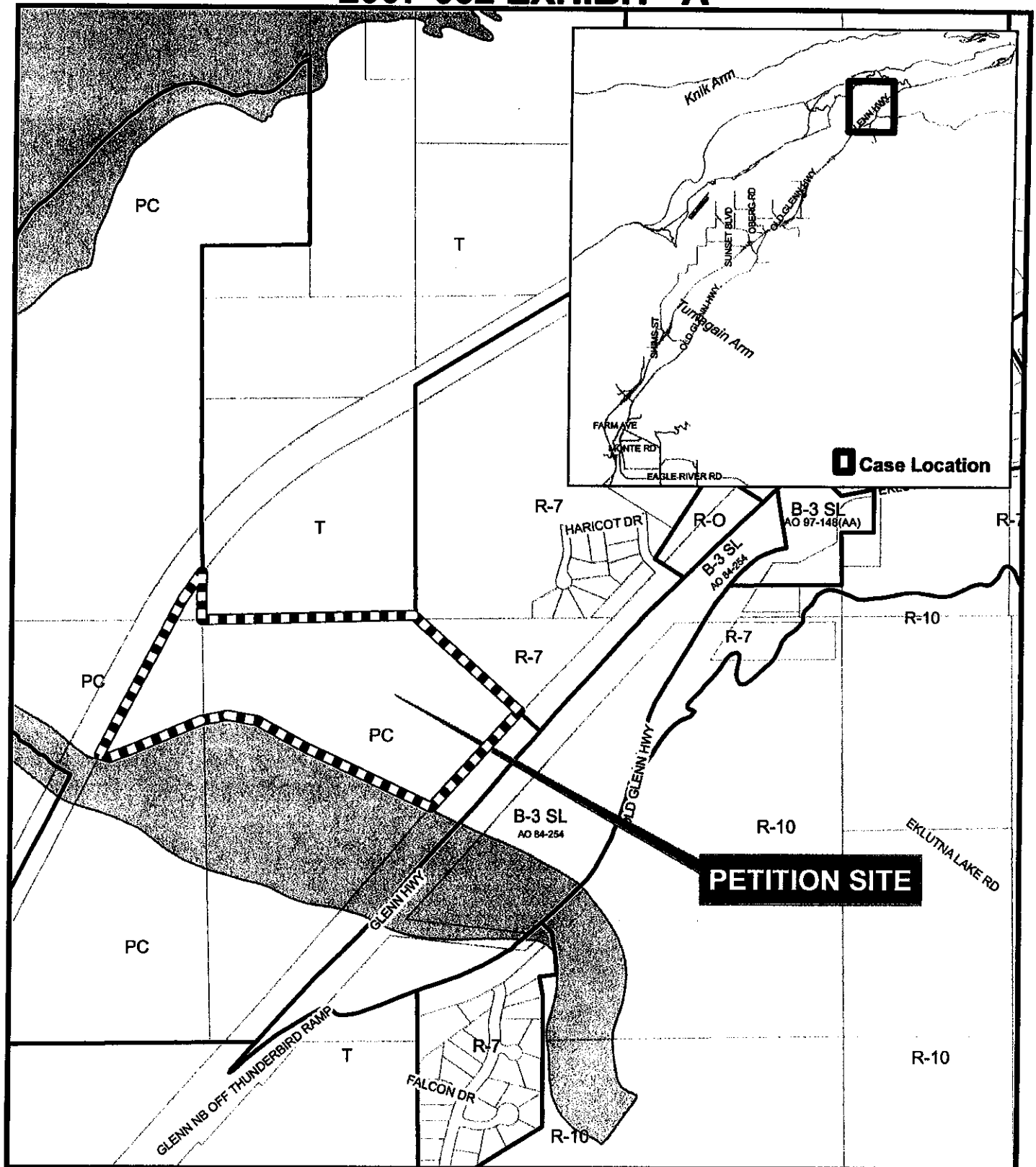
PASSED AND APPROVED by the Anchorage Assembly this 10th day of April, 2007

ATTEST:


Chairman


Municipal Clerk

MASTER PLAN APPROVAL 2007-002 EXHIBIT "A"



Municipality of Anchorage
Planning Department

Date: March 6, 2007

Flood Limits

- 100 Year
- 500 Year
- Floodway





**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 193-2007

Meeting Date: March 13, 2007

From: Assembly Member Dan Coffey

Subject: Ordinance for a PC, Planned Community District, Master Development Plan for portions of sections 24 and 25, T16N, R1W S. M. Alaska, previously zoned PC as part of an areawide rezoning, generally located on the west side of the New Glenn Highway and south of the Village of Eklutna.

1 The subject property is zoned PC, Planned Community District. Before any development can
2 take place, all PC districts require a Master Development Plan to be reviewed by the Planning
3 and Zoning Commission and approved by the Assembly, and an area development plan in
4 conformity with the Master Development Plan, for the specific area. Here, the development
5 area is within a larger area zoned PC. Eklutna Inc. is petitioning the Assembly to adopt the
6 master development plan for the specific development area, as no Master Development Plan
7 was adopted with the original PC zoning. Land within a PC district has limited use until the
8 Assembly approves a Master Development Plan.

9 The proposed Master Development Plan will allow preliminary site development with a natural
10 resource extraction operation, using the conditional use permit natural resource extraction
11 standards of AMC 21.50.070. The extraction is expected to occur over a ten-year period. Once
12 the extraction operations are complete, the property owner will be required to amend the master
13 development plan if further development is proposed.

14 The Master Development Plan specifies the single permitted use of natural resource extraction,
15 and the accessory uses, with storage of extracted material and equipment, processing the
16 material in various ways and methods, and allowing a caretaker residence. Specific
17 landscaping standards are also defined to protect and minimize impacts on adjacent properties.

18 The Planning and Zoning Commission recommended approval by a vote of 5 ayes, 0 nays, and
19 2 abstaining for conflict.

20 The Planning Department has prepared a Summary of Economic Effects and Assembly
21 Information Memorandum for this ordinance.

22
23 Respectfully submitted,

24
25 Dan Coffey
26 Assembly Member, Section 4

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AO 2007-47

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED
	ADOPT A PLANNED COMMUNITY MASTER DEVELOPMENT PLAN DESIGNATING ALLOWED PERMITTED AND ACCESSORY LAND USES AND DESIGN STANDARDS FOR A PTN OF SEC 24 & 25 T16NRIWSM	3/8/07
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME	DIRECTOR'S NAME
	Assembly	Dan Sullivan, Chairman
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER
	Julia Tucker, Assembly Counsel	343-4419
4	COORDINATED WITH AND REVIEWED BY	INITIALS
	Mayor	
	Municipal Clerk	
	Municipal Attorney	
	Employee Relations	
	Municipal Manager	
	Cultural & Recreational Services	
	Fire	
	Health & Human Services	
	Merrill Field Airport	
	Municipal Light & Power	
	Office of Management and Budget	
	Police	
	Port of Anchorage	
	Public Works	
	Solid Waste Services	
	Transit	
	Water & Wastewater Utility	
	Executive Manager	
	Community Planning & Development	
	Finance, Chief Fiscal Officer	
	Heritage Land Bank	
	Management Information Services	
	Property & Facility Management	
	Purchasing	
	Other	
5	Special Instructions/Comments	
	Addendum - Consent Agenda-Introduction	
6	ASSEMBLY HEARING DATE REQUESTED	7
	3/13/07	
		PUBLIC HEARING DATE REQUESTED
		3/27/07 - 4/10/07

M.O.A.
 2007 MAR - 8 PM 3:13
 CLERK'S OFFICE



MUNICIPALITY OF ANCHORAGE INFORMATION MEMORANDUM

No. AIM 41-2007

Meeting Date: April 10, 2007

From: Mayor

Subject: Transmittal of the Planning and Zoning Commission Case 2007-002; record and recommendation for approval of a PC, Planned Community District, Master Development Plan for portions of sections 24 and 25, T16N, R1W S. M. AK.

1 The subject property is zoned PC, planned community district. The PC district requires a
2 Master Plan to be reviewed by the Planning and Zoning Commission and approved by the
3 Assembly.

4 The applicant required an expedited public hearing before the Municipal Assembly. The
5 Planning and Zoning Commission minutes and resolution could not be finalized prior to timely
6 introduction for public hearing on March 27, 2007. The Planning and Zoning Commission
7 recommended approval by a vote of 5 ayes, 0 nays, and 2 abstaining for conflict; the
8 recommendation was forwarded for inclusion in the Assembly Memorandum.

9 The draft minutes and resolution, along with the record before the Planning and Zoning
10 Commission, are attached.
11
12

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

14 Concur: Tom Nelson, Director, Planning Department

15 Concur: Mary Jane Michaels, Executive Director, Office of Economic and Community
16 Development

17 Concur: Denis C. LeBlanc, Municipal Manager

18 Respectfully submitted, Mark Begich, Mayor

Submitted by: ASSEMBLY MEMBER COFFEY
Prepared by: Planning Department
Reviewed by: Assembly Counsel
For reading: March 13, 2007

Anchorage, Alaska
AO 2007-

AN ORDINANCE ADOPTING A PLANNED COMMUNITY MASTER DEVELOPMENT
PLAN DESIGNATING ALLOWED PERMITTED AND ACCESSORY LAND USES, AND
DESIGN STANDARDS FOR A PORTION OF SECTIONS 24 AND 25, T16N, R1W S. M.
AK.

(Chugiak Community Council) (Planning and Zoning Commission Case 2007-002)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The PLANNED COMMUNITY MASTER PLAN FOR NATURAL RESOURCE EXTRACTION prepared by DOWL Engineers and approved by the Planning and Zoning Commission on February 12, 2007 is hereby adopted and recognized under 21.40.250 as both the Master Development Plan and Development Area Plan for the development area within the planned community development district, as described in Section 2 of this ordinance.

Section 2. The Master Development Plan and Development Area boundaries include a portion of sections 24 and 25, T16N, R1W S. M. AK, zoned PC, Planned Community District, as depicted on Exhibit A and more particularly described as follows:

Commencing at the northwest corner of the NE1/4 of the NW1/4 of Section 25, T16N, R1W, S.M. AK, said corner being the True Point of Beginning for this description; thence east on the north line thereof to the northeast corner of said NE1/4 of the NW1/4; thence S 45° 00" 00"E to the intersection of the northwesterly right-of-way line of the New Glenn Highway; thence southwesterly on said northwesterly right-of-way to the intersection the south line of the NW1/4 of said Section 25; thence west on said south line to the southwest corner of said NW1/4; thence north on the west line of said NW1/4 to the intersection of the southeasterly line of the Alaska Railroad right-of-way; thence northeasterly on said southeasterly line to the intersection of the southeasterly railroad right of way line with the east line of the SW1/4 of the SW1/4 line in Section 24, T16N, R1W, S.M., AK; thence south on the east line of said SW1/4 of the SW1/4 of Section 24 to the NE1/4 of the NW1/4 of Section 25, the True Point of Beginning and the end of this description, embracing an area of 117 acres more or less.

The Master Development Plan and development area boundaries approved by this ordinance are concurrent.

Section 3. Development of area identified in Section 2 of this ordinance shall proceed in substantial conformance with the master development plan. The R-8, rural residential district (large lot) shall provide basic development standards for conditional uses, prohibited uses, minimum lot requirements, minimum yard requirements, maximum lot coverage, maximum height of structures, signs, parking, and loading facilities. Where there is conflict between the provisions of the R-8 district and this ordinance, the provisions of this ordinance shall govern.

Intent.

The Master Development Plan and Area Development Plan for this specific area are the same; the Master Development Plan and development area are intended for natural resource extraction and related industrial and accessory uses.

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

1. Natural resource extraction subject to public hearing site plan review, by the Planning and Zoning Commission, using the requirements and criteria of AMC 21.15.030 and 21.50.070.

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

1. Open storage of gravel, silt, muck, peat, sand, topsoil and other materials normally associated with a natural resource extraction project. The open storage must be part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.
2. Open storage of trucks, trailers, conveyor belts and other heavy equipment normally associated with a natural resource extraction project. The open storage must be part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.
3. One dwelling unit associated with a caretaker or security function for a natural resource extraction.
4. Asphalt batching, concrete mixing, rock crushing, materials screening and other activities directly related and clearly subordinate to natural resource extraction.

- 1 5. Other uses and structures customarily accessory and clearly incidental to a natural
2 resource extraction, including concrete and asphalt batch plants, as part of an active
3 natural resource extraction operation located on the same lot or tract; or on an adjacent
4 lot or tract under common ownership or control.

5 *Landscaping.*

- 6 1. Screening landscaping adjacent to residential uses and zoning districts.
7 2. Buffer landscaping adjacent to commercial zoning districts.
8 3. Visual enhancement landscaping at the end of the project in all other areas not
9 devoted to buildings, structures, drives, parking facilities, walks, or other authorized
10 installations.
11 4. Creeks, waterways and wetlands shall be separated from natural resource operations
12 by a 100 foot wide naturally vegetated buffer.
13 5. A 100 foot wide buffer shall be maintained on property adjacent to the Glenn
14 Highway. The buffer shall contain the existing natural vegetation.

15 **Section 4.** This ordinance shall become effective immediately upon passage and approval by
16 the Anchorage Assembly.

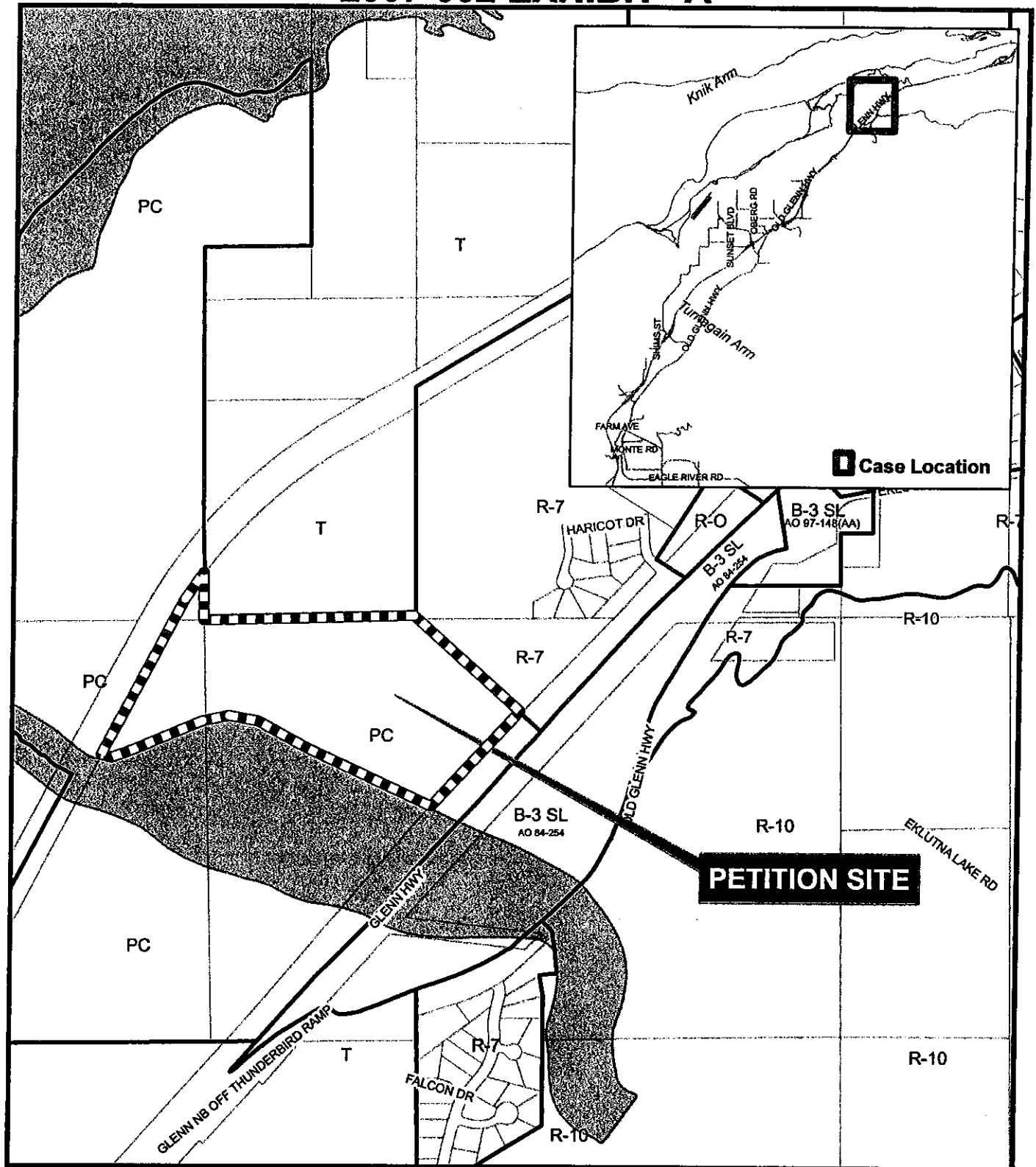
17 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
18 _____, 2007

ATTEST:

Chairman

Municipal Clerk

MASTER PLAN APPROVAL 2007-002 EXHIBIT "A"



Municipality of Anchorage
Planning Department

Date: March 6, 2007

Flood Limits
 100 Year
 500 Year
 Floodway



DRAFT

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2007-011

A RESOLUTION ADOPTING A MASTER DEVELOPMENT PLAN FOR AN EXISTING PC, PLANNED COMMUNITY DISTRICT AND APPROVING A SITE PLAN FOR A NATURAL RESOURCE EXTRACTION FOR A PORTION OF SECTIONS 24 AND 25, T16N, R1W S. M. AK.

Case 2007-002, Tax I.D. No. 052-231-07, 052-231-14, 052-241-08, 052-241-11

WHEREAS, a petition has been received from Eklutna Inc. to adopt a master development plan for an existing PC, planned community district and to approve a site plan for a natural resource extraction for a portion of sections 24 and 25, T16N, R1W S. M. AK, more particularly described as commencing at the northwest corner of the NE1/4 of the NW1/4 of Section 25, T16N, R1W, S. M. AK, said corner being the True Point of Beginning for this description; thence east on the north line thereof to the northeast corner of said NE1/4 of the NW1/4; thence S 45° 00" 00"E to the intersection of the northwesterly right-of-way line of the New Glenn Highway; thence southwesterly on said northwesterly right-of-way to the intersection the south line of the NW1/4 of said Section 25; thence west on said south line to the southwest corner of said NW1/4; thence north on the west line of said NW1/4 to the intersection of the southeasterly line of the Alaska Railroad right-of-way; thence northeasterly on said southeasterly line to the north line of said NW1/4 of Section 25; thence east on said north line to the True Point of Beginning, embracing an area of 117 acres more or less, and

WHEREAS, notices were published, posted and 67 public hearing notices mailed and a public hearing was held on February 12, 2007.

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

A. The Commission makes the following findings of fact:

1. The Planned Community district is intended to provide a system of land use regulation for large tracts of land under unified ownership or development control. The PC District requires a Master Development Plan reviewed by the Planning Commission and approved by the Assembly. The subject property was zoned PC district as a holding category by areawide rezoning and no master plan has been approved.
2. 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 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.

3. Eklutna has proposed master plan development criteria that provides for interim development and site preparation as natural resource extraction with a restoration and replanting plan. The restored property will be retained as open space until further development is proposed and the master plan amended.
4. Assembly approval of the master plan is required before development on the site may occur. Natural resource extraction is proposed as the first use to be implemented, and it is proposed to begin as soon as possible after Assembly master plan approval. The gravel extraction will be conducted in two stages: north of the Eklutna River initially, and south of the river at a later date.
5. The initial proposed master plan applied to the entire petition area of approximately 404 acres, but the proposed natural resource extraction site plan is only for the property currently zoned PC and north of the Eklutna River. Approximately 117 acres of the petition area is zoned PC. The natural resource extraction will require at least ten years completing. Natural resource extraction south of the Eklutna River will require a separate site plan.
6. There is concern in the Chugiak-Eagle River area over the many excavation operations are located in the area. The visual impact of seeing one gravel pit after another is unsightly. This site was a natural resource extraction project in the 1970s. The petitioner has proposed a 100-foot buffer adjacent to the Glenn Highway, and a 100-foot buffer adjacent to the Alaska Railroad right-of-way to mitigate negative visual impacts. Appropriate buffers will be located on the north boundary adjacent to the Village of Eklutna, and on the south boundary adjacent to the Eklutna River.
7. The PC district requires that the applicant submit a master plan wherein the types of uses that are principal, accessory, and prohibited be identified. The intent of the PC district was to provide the opportunity for a master development plan and this application is the development of that plan. The project seems to be well thought out. The conditions should alleviate typical concerns.

8. Although the applicant desires to operate 24/7 in order to respond to economic demand, the Thunderbird Heights neighborhood is within earshot of the extraction operation and, from testimony on gravel extraction issues, sound carries uphill to, and impacts those properties. The imposition of the standard hours of operation conditions for this type of operation makes sense in this area.
 9. The Commission recommended approval of the request to adopt the master development plan and to approval the natural resource extraction by a vote of five ayes, no nays, and two abstentions.
- B. The Commission recommends the above captioned master development plan be approved by the Anchorage Assembly subject to the following condition(s):

ORDINANCE:

Paragraph A. Intent.

The PC District Master development Plan is intended for natural resource extraction and related industrial and accessory uses.

Paragraph B. Permitted Principal Uses and Structures.

1. Natural resource extraction subject to public hearing site plan review, by the Planning and Zoning Commission, using the requirements and criteria of AMC 21.15.030 and 21.50.070.

Paragraph C. Permitted Accessory Uses and Structures.

1. Open storage of gravel, silt, muck, peat, sand, topsoil and other materials normally associated with a natural resource extraction project. The open storage must be part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.
2. Open storage of trucks, trailers, conveyor belts and other heavy equipment normally associated with a natural resource extraction project. The open storage must be part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.

3. One dwelling unit associated with a caretaker or security function for a natural resource extraction.
4. Asphalt batching, concrete mixing, rock crushing, materials screening and other activities directly related and clearly subordinate to natural resource extraction.
5. Other uses and structures customarily accessory and clearly incidental to a natural resource extraction, including concrete and asphalt batch plants, as part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.

Paragraph D, Landscaping.

1. Screening landscaping adjacent to residential uses and zoning districts.
 2. Buffer landscaping adjacent to commercial zoning districts.
 3. Visual enhancement landscaping at the end of the project in all other areas not devoted to buildings, structures, drives, parking facilities, walks, or other authorized installations.
 4. Creeks, waterways and wetlands shall be separated from natural resource operations by a 100 foot wide naturally vegetated buffer.
 5. A 100 foot wide buffer shall be maintained on property adjacent to the Glenn Highway, and a 100 foot wide buffer shall be maintained on property adjacent to the Alaska Railroad right-of-way. The buffers shall contain the existing natural vegetation.
- C. The Commission approves the above captioned site plan to allow natural resource extraction and related industrial uses for the first phase of the property, which is the property north of the Eklutna River, and a requirement for phase two south of the Eklutna River be subject to the conditional use requirements of AMC 21.15.030 and 21.50.070 and subject to the following condition(s):
1. A Notice of Zoning Action shall be filed with the State Recorder's Office. Proof of such shall be provided the Department of Community Planning and Development.

2. The only permitted principal use on the property is natural resource extraction subject to public hearing site plan review, by the Planning and Zoning Commission, using the criteria of AMC 21.15.030 and 21.50.070.
3. Accessory Uses and Structures are:
 - a. Open storage of gravel, silt, muck, peat, sand, topsoil and other materials normally associated with a natural resource extraction project. The open storage must be part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.
 - b. Open storage of trucks, trailers, conveyor belts and other heavy equipment normally associated with a natural resource extraction project. The open storage must be part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.
 - c. Asphalt batching, concrete mixing, rock crushing, materials screening and other activities directly related and clearly subordinate to natural resource extraction.
 - d. One dwelling unit associated with a caretaker or security function for a natural resource extraction.
 - e. Other uses and structures customarily accessory and clearly incidental to a natural resource extraction.
4. Landscaping minimums shall be:
 - a. Screening landscaping adjacent to residential uses and zoning districts.
 - b. Buffer landscaping adjacent to commercial zoning districts.
 - c. Visual enhancement landscaping at the end of the project in all other areas not devoted to buildings, structures, drives, parking facilities, walks or other authorized installations.

- d. Creeks, waterways and wetlands shall be separated from natural resource operations by a 100 foot wide naturally vegetated buffer.
 - e. A 100 foot wide buffer shall be maintained on property adjacent to the Glenn Highway, and a 100 foot wide buffer shall be maintained on property adjacent to the Alaska Railroad right-of-way. The buffers shall contain the existing natural vegetation.
- 5. Other uses, and development criteria and review standards, such as lot size, yard requirements, building heights, etc., shall be determined during Master Plan amendment.
 - 6. Trails along the Eklutna River and Edmonds Creek shall be accommodated. All trails shall be indicated at the time of platting.
 - 7. A detailed revegetation plan has not been submitted. As the gravel in each area is exhausted, the property will be re-contoured to blend into natural terrain and subsoil and subsoil, topsoil and vegetation will be replaced, consistent with the proposed end use of the property. At this time, end use has not been specified. A close out inspection by Municipal staff, DNR and DEC shall be required.
 - 8. Hours of operation for natural resource extraction, processing, loading, hauling and maintenance shall be during the hours of 7:00 a.m. to 6:00 p.m., Monday through Saturday, with no holiday or Sunday operations. The natural resource extraction site plan shall expire December 31, 2012. Extensions may be granted through a minor site plan amendment. The time extension would be granted after a non-public hearing if the Commission finds the operation has not violated the conditions of approval or has created environmental problems either on-site or off-site.
 - 9. The final recommendations from the State of Alaska Department of Transportation Planning and Municipal Traffic Department for frontage road and Glenn Highway access shall be incorporated into this approval.
 - 10. Resolve with Watershed Management the need for waterways, creeks, and wetlands mapping to the north of the creek.

11. Review and approval of a final Air Quality Plan by the Department of Health and Social Services, Air Quality Office. The plan shall include any dust mitigation measures on public roadways and on the roadways within the site; a copy of the approved plan shall be submitted to the Planning Department.
12. Provide a drainage plan, sedimentation and erosion control plan, and a plan for the treatment of stormwater runoff to Municipal Project Management and Engineering Section for review and approval. Include copies of any required AK-DNR or AK-DEC applications, permits or plans.
13. The restoration of the property shall be subject to a close-out review or shall be restored via a method approved by DHHS, DNR, DEC and PM&E.
14. A noise control permit application shall be submitted for review, to be approved by DHHS, with a copy to be provided to the Planning Department. Blasting is not allowed. All equipment used in these operations shall comply with Chapter 15.70 Noise Control of the Anchorage Municipal Code.
15. The operation of the site shall include the following:
 - a. On-site personnel shall be formally trained on all aspects of the excavation operation.
 - b. The telephone number of the contractor selected to perform the work, as well as a contact telephone number for the owners, shall be placed on site. The sign shall be of sufficient size to be visible from the adjacent roadways and, the view of the sign shall be unobstructed by equipment, machinery, vegetation and the like.
 - c. On-site personnel shall have total authority to direct road clean-up and maintenance operations as needed. On-site personnel shall have the authority to call a sweeper, water truck and motor grader, as necessary, and to respond to specific site conditions or complaints.
 - d. Circulation roads within the excavation area shall be maintained to minimize materials carried onto the adjacent properties.

- e. The owners shall identify contact people to respond to public inquiries. The telephone numbers of the contact people shall be provided to the Chair of the Chugiak Community Council, representatives of the Village of Eklutna and Eklutna Inc., and to the Manager, Land Use Enforcement. The Community Council chairman and Land Use Enforcement shall be notified of any change in the contact personnel or business telephone number(s).
- 16. Beginning December 1, 2007, and every December 1 thereafter, the applicant shall submit an annual monitoring report to the Planning Department. The report shall contain the following information:
 - a. A log of any complaints reported in the previous year and how the complaint was resolved.
 - b. An update on the amount of material removed during the previous year, and an update, if necessary, of any change to the proposed completion date.
 - 17. At the end of the extraction process, a close-out inspection of the property with representatives of the Planning Department, DHHS and PM&E shall be conducted to evaluate the restoration and landscaping plans.
 - 18. Neither gravel extraction nor processing, including the asphalt and concrete plants, may commence operation until final approval of the Master Plan by the Assembly.
 - 19. Finalize the draft ordinance.
 - 20. Submit, for the Planning Department file, letters of authorization from AK-DOT and AKRR for property access and transportation routes. Resolve with AK-DOT and the Municipal Traffic Engineer the need for a truck/tire wash station on site.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 12th day of February, 2007.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this _____ day of _____ 2007. If the secretary received a written request and intent to appeal, this written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20)

days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030 and Anchorage Municipal Code of Regulations 21.10.304. If the secretary did not receive a written request and intent to appeal within seven (7) calendar days of the date the decision was made on the record, February 12, 2007, then this written decision is final and not appealable to any other administrative body. Final administrative decisions with no further administrative remedy may be appealed to the Superior Court within thirty (30) days.

Tom Nelson,
Director

Toni Jones,
Chair

Case 2007-002; Parcel ID # 052-231-07, -14, 052-241-08, -11

Draft PZC minutes 12 Feb. 07.

G. PUBLIC HEARINGS

1. 2007-002 Eklutna Inc. Master Plan Approval in the PC Zoning District. Located at T16N R1W, a portion of Sections 24, 25, and 26 S.M., AK (Site 1).

Staff member AL BARRETT stated the application is for approval of a PC zoning district master plan, which if approved by the Commission, will go to the Assembly. Assembly approval will allow natural resource extraction as a permitted use, but subject to the standards generally associated with a conditional use natural resource extraction. There are comments in the packet from Staff and the public making references to traffic in neighborhoods, on the Old Glenn Highway, and things occurring east of the Old Glenn Highway. Those comments are no longer applicable. At one point the applicant was considering adding a parcel between the Old Glenn Highway and New Glenn Highway east of the subject property and lying on the Eklutna River. That property is no longer included in the application. There were 67 public hearing notices mailed. The Chugiak Community Council responded in favor, but with conditions. There was one letter from the general public expressing concerns. There is also a letter from the Thunderbird Heights neighborhood expressing concerns and suggesting conditions. The property has been zoned PC since 1985; no master plan had yet been submitted. The owners have decided they would like to proceed with natural resource extraction for the property. The property will be dealt within in two portions: north of Eklutna River and south of Eklutna River. The application is to approve the master plan for the entire property; however, the natural resource extraction is only for the property north of the river. The standards for approval include those associated with the master plan, conditional use standards, and the draft ordinance. MR. BARRETT reviewed the master plan standards, stating that site boundaries are shown on the maps submitted and the development area will begin north of the Eklutna River. As the property is mined, it will be restabilized and replanted. There is no long-term planting or restoration plan because the owners have not determined a final use. Residential uses are proposed, but not many standards are proposed in the master plan. The Department does not oppose residential, but the application would need to come back if a residential use is proposed. There is no proposal at this time for commercial or industrial

uses. The applicant was proposing a new definition that concrete plants and asphalt batch plants be specifically determined not to be noxious, hazardous, or injurious. DHHS and ADEC do not support such an open-ended change. Maximum height of structures/lot coverage and minimum lot and yard requirements cannot be dealt with at this time as the petitioner is proposing a natural resource extraction only. Parking and signage requirements will be whatever the code requires. The petitioner is proposing buffer landscaping adjacent to residential and visual enhancement landscaping elsewhere. Design guidelines are not applicable as no structures are proposed. Parks/trails and open space is not indicated on the master plan. The adopted *Trails Plan* indicates paved and unpaved multi-use trails along the river, Edmonds Creek, locations to the west, and along the Glenn Highway. Those issues cannot be addressed during the natural resource extraction, but the code covers what needs to be done. Trail locations can be determined at the time of platting or development.

Regarding site plan review for natural resource extraction, the drainage plans will need to be signed off by DNR, ADEC and Project Management and Engineering. The applicant submitted topographic contours. The gravel is at various depths around this property, but it would not be unusual for excavation to be 20 feet below the water table. Overburden and debris will be used or sold off-site, but the petitioner intends to keep some on-site for use in the reclamation plan. Erosion and sediment control plans will be addressed as part of the restoration plan and will be covered by the drainage plan during the natural resource extraction. Waste materials must be disposed at an approved site. No detailed revegetation plan has been submitted; the applicant intends to render the property safe, secure, and minimally restored with topsoil and grass. DHHS has asked for a detailed dust control plan. The water table is at various depths around the site; extraction can be expected to be at or below the water table. The petitioner is asking for hours of operation for April through October from 6:00 a.m. to 8:00 p.m. and trucking would be conducted 24 hours per day, 7 days per week. The applicant is asking for a 10-year period of operation. The Department does not support the requested hours of operation, as it routinely recommends 7:00 a.m. to 6:00 or 7:00 p.m., Monday through Saturday, with no Sunday or holiday operations. The length of a conditional use is routinely five years

with time extensions before the Commission. There is no plan to landscape at this time; the applicant intends to render the site safe and stabilized before deciding on a long-term use. The property will be gated and fenced to prevent casual access. There are two potential access points past the Village of Eklutna and onto the Glenn Highway at the Eklutna Interchange. Truck traffic of up to 10 trucks per hour is anticipated. The total excavation for the entire 405 acres is not estimated, but the 60-acres north of the Eklutna River contains 6 million cubic yards (CY).

MR. BARRETT indicated the Department's version of the draft ordinance begins on page 15 of the packet. The only item that is radically different from the petitioner's version is landscaping minimums. The applicant suggested buffer landscaping adjacent to residential and visual enhancement elsewhere. The Department, however, recommends screening landscaping adjacent to residential uses and zoning districts, buffer landscaping adjacent to commercial zoning, and visual enhancement landscaping elsewhere. The Department also recommends that creeks, waterways and wetlands be separated during natural resource extraction operations by a 100-foot wide naturally vegetated buffer.

The public hearing was opened.

TIM POTTER, representing the petitioner, introduced representatives from Eklutna Inc, the Native Village of Eklutna, and AIC, the contractor for the natural resource extraction, as well as DOWL employees. MR. POTTER used a map and an aerial photograph to indicate the location of the property in question. The site accommodates a 100-foot buffer from the river and a 60-foot wide flood protection barrier on the edge. As a result of testing and geotechnical work, it was discovered that Eklutna River is a perched river that is 20-25 feet above the water table in the area. The bottom of the river bed has become concreted over the years and the rate of the flow is faster than the draw of gravity through that bed of the river. A 100-foot setback will be adequate and the flood revetment will protect against flooding. The Native Elders at the Village were interested in protecting unfortunate events involving the river in the past, which included moving the river, the power plant changing the sedimentation rates and flows in the area and what was an anadromous fish stream no longer producing salmon. The Elders have the intention of establishing an over-wintering area. The first gravel

extraction was initially going to be an over-wintering pond. When the petitioner determined that the river was perched above the water table, a primarily gravel operation was proposed. The gravel operation is developed to protect the flows in the river. The second phase that includes the river bottom and the area south of the river would come back to the Commission. Eklutna is working with the Waterways Council, a stream activist group in the Village, the Elders, and the Corps of Engineers, which is installing monitoring valves on the ocean side of the railroad tracks to help monitor the flows. The fisheries habitat people have now indicated that is the most appropriate area for over-wintering ponds. Long-term, the petitioner anticipates this area will be used recreationally for a variety of potential uses. The excavation program is phased and involves building the flood revetment behind the 100-foot setback from the stream and then excavating in cells working across the site from the river backward. The access would be at the highway interchange, onto the frontage road, into the pit, and then have multi-directional access at the ramp. The Native Village of Eklutna has indicated support of this request and has passed resolution to that effect.

MR. POTTER displayed potential uses of the site. He then reviewed the conditions of approval. He noted that condition 2 is proposed because natural resource extractions are assumed to be noxious. He preferred to assume they are not noxious or injurious to the public health. With regard to condition 5.c, the petitioner is assuming the visual enhancement landscaping would occur at the end of the overall project and not during the extraction operations. Condition 9 is very important. The petitioner has proposed 24/7 operations. Gravel extraction, batch plants, and concrete plants are subject to the activity levels under contract. As projects come on line from the Municipality and State, it is necessary for the contractor to work as much as required at evenings and on weekends to meet the need. If operation is restricted during the day, the projects are not being done and interference with daytime traffic is not minimized. He noted that this property is a minimum of 800 feet from the nearest residential use.

COMMISSIONER PHELPS asked that Mr. Potter continue his review of the conditions. MR. POTTER asked that condition 11 state, "Prior to any activity on the property south of the river..." He believes there is no active connection to the river, drainage or wetlands on the area north of the river. The area to the south of the river has not been reviewed as extensively or mapped. He asked that the end of the first sentence of this condition read "...resolve the need for

creeks, waterways and wetlands mapping survey with MOA-Watershed Management Section" and delete "schedule". He explained regarding condition 13 that before any project of one acre or larger can occur there must be a Storm Water Pollution Prevention Plan for review by the either the Municipality or ADEC. He reiterated that he assumed visual enhancement landscaping would be at the end of the project.

COMMISSIONER JOSEPHSON noted there are references in documentation to improving the anadromous salmon stream and it seemed counterintuitive that this natural resource extraction would help to do that. MR. POTTER gave the example of the pond at Alyeska Resort, which is an over wintering pond designed for fish that come up from Glacier Creek. That mitigation was done as part of the wetlands fill done in the large parking lot area. Eklutna River has gone from a pristine river with numerous types of salmon to having no salmon. This is a result of what the Railroad did when it built the railroad and abutments and consolidated the stream from a braided channel section. Revetments were built to channelize the river. There were also operations downstream. The power plant upstream has robbed the stream of sediments, sand and gravel used for spawning. The initial thought was that this portion of the petition site would serve as an over wintering pond. It may end up being a hatchery area and pond. The Native Village of Eklutna is working to devise an over wintering pond, a spawning ground area, and some ability to replenish the aggregate flow in the river over time. This will meet the Elders' desire to "reinvent" the Eklutna River. COMMISSIONER JOSEPHSON asked if there is still a plan to use the conveyor under the Eklutna River to move from extraction to processing. MR. POTTER replied that another plan and conditional use will come forward in the future. Perhaps a conveyor will be provided under the bridge to the area between the Old Glenn Highway and New Glenn Highway will come forward in the next season. That is still desired in the long-term. COMMISSIONER JOSEPHSON believed that DOWL looked at the Thunderbirds Heights neighborhood's recommendation to use the railroad to transport material into town. MR. POTTER responded that this has been considered and has not been ruled out, particularly for the second phase. Because of the bridge that cuts through the area, there is not adequate length to queue the railroad cars to north of the creek because of the grades. It may be possible to do this south of the river. COMMISSIONER JOSEPHSON noted that this approval is for phase one only. MR. POTTER indicated this is the case. A limited zoning ordinance for potential uses was developed for both sites. Tonight a PC zoning district would be approved that limits the uses because the long-term uses are unknown.

COMMISSIONER JOSEPHSON understood the site to the south of the river has not historically been impacted by extraction. MR. POTTER stated this is correct. COMMISSIONER JOSEPHSON understood that this area has been impacted by extraction. MR. POTTER stated this area has been disturbed in the past. COMMISSIONER JOSEPHSON stated that unnecessary concern is created by removing the language that the use is noxious or harmful. MR. POTTER explained that the code is written such that prohibited uses are those things that are noxious and injurious. Therefore, by definition, a batch plant and asphalt plant permitted by ADEC is a prohibited use. The PC district for Skookum operation off of the Glenn Highway identified those uses as non-noxious. The code is written in such a way that, despite the fact there is an ADEC permit, the use is not permitted.

COMMISSIONER PHELPS understood Mr. Potter to say that this would normally be a prohibited use. He asked why that is a problem in terms of the code section, given that this is a PC district. MR. POTTER explained that the petitioner was attempting to avoid a situation where anyone might suggest, regardless of the fact that this is a PC district, that in the rest of Title 21 batch plants are presumed to be noxious and injurious to the public health. COMMISSIONER PHELPS asked where this is a problem with regard to the Staff recommendations. MR. POTTER stated that, given that these uses are accessory to a natural resource extraction, the petitioner is satisfied with the ordinance. COMMISSIONER PHELPS understood the argument is that hours of operation suggested by the petitioner should be permitted because there is no residential use nearby and the extraction is in support of highway projects that require removal at night and not during the day. He asked the proximity of residential to this site and is the operation limited to providing material for highway projects. MR. POTTER replied that the primary purpose of this project is to supply material to AIC to support their ability to contract on road projects. They may also supply to their own construction projects and/or other projects or to other contractors. The nearest residential use is 800 feet. COMMISSIONER PHELPS asked how many other homes are located within that distance. MR. POTTER suggested that someone from Eklutna respond to this question. He noted that AIC has offered to upgrade the frontage road and will enforce speed controls by contract and monitor that. They have also agreed with the Village to supply a van so that if there is any necessity for school children or members of the Village to get around and they do not want to walk on the frontage road, they can be given transportation. COMMISSIONER PHELPS was concerned with changing a standard condition on hours of operation if the

use of the material is road construction. He asked why the Commission should change this condition for this approval and not for others. MR. POTTER felt it was appropriate to review this condition on a case-by-case basis, considering what is around the project. The batch plant of concern is in Midtown and it is 50 to 60 feet from residential uses. He suggested that ADOT could explain how important it is to have materials during evening hours for some specific road projects because of the desire to not disrupt roadways during daytime hours.

COMMISSIONER ISHAM asked whether the change to the definition regarding asphalt and concrete plants as non-noxious uses is necessary. MR. POTTER felt the ordinance as written by Staff, accommodating batch plants as an accessory use, is acceptable.

COMMISSIONER PEASE stated the Development Reserve Category in the *Chugiak-Eagle River Comprehensive Plan* says that a public master planning process with proposed rezonings to active development districts shall occur to other development, other than large lot single-family residential development, which is allowed by right. She asked if this would appropriately be rezoned to industrial since the master plan does not specify a final use for the land. MR. BARRETT stated the application was submitted under a previous set of rules; there was a PC requirement and the *Chugiak-Eagle River Comprehensive Plan* indicated the areas as commercial and industrial. The applicant does not have a long-term plan in place. The applicant has submitted a sets of rules for a natural resource extraction program, there will be a restoration plan, and when another use is proposed, the master plan would be amended. He did not believe a rezoning to industrial would provide protections to the neighborhood beyond what the PC district would offer. MR. POTTER stated there are two safety nets: before anything can be done south of the river, a conditional use will be needed; and if anything other than large lot single family is proposed, a master plan would be required for the entire property. COMMISSIONER PEASE noted that Staff found a trail shown on the *Trails Plan* could be accommodated within the 25-foot setback, but there has not been a field visit to determine if that is physically feasible. She asked Staff to reword this condition so the opportunity is available should the trail need to be outside of the 25-foot setback. MR. BARRETT suggested that the first clause of the first sentence of condition 7 be amended to state, "Trails along the Eklutna River and Edmonds Creek shall be accommodated within the 25-foot stream protection setback at the time of platting of the property" rather than "Trails along the

Eklutna River and Edmonds Creek shall be accommodated within the 25-foot stream protection setback required by AMC 21.45.210." MR. POTTER stated there is a minimum 25-foot creek protection easement on all creeks of which the outside 10 feet can be used for trails. He stated that a 100-foot setback from the edge of the stream is being maintained, as well as a 60-foot wide revetment. If the city revises the *Trails Plan* and works with the Village of Eklutna, he believed a trail could be accommodated in that area. He was aware that the Village does not want any entitlement process to result in a trail into the Village. COMMISSIONER PEASE asked if the petitioner is comfortable with the language proposed by Mr. Barrett. MR. POTTER replied in the affirmative.

COMMISSIONER PEASE suggested a language change to condition 8 to state "fit in with pre-excavation topography" rather than "match pre-excavation topography." MR. POTTER stated the intent is to blend the contours into the natural terrain. MR. BARRETT concurred that this is the intent of the condition.

COMMISSIONER PEASE noted that condition 9 says "The time extension would be granted after a non-public hearing if the Commission finds the operation has not violated the conditions of approval or has created environmental problems either on-site or off-site." This makes it a de facto approval. She wondered whether it might be reasonable to delete "if" and say that the time extension would be granted after a non-public hearing. MR. BARRETT stated that this language is standard on conditional use time extensions. Such non-public hearing matters are on the Consent Agenda. In order to forward the time extension, there is a requirement that the operation has not violated conditions of approval or created environmental problems either on-site or off-site. COMMISSIONER PEASE agreed that the condition should not be changed, if it is standard language. MR. POTTER stated he would prefer a 10-year approval. The petitioner is amenable to returning at the 5-year period to confirm there are no complaints or operating issues. An investment is made and so long as the operation is not damaging anything, the petitioner would like to be sure the investment can be utilized.

COMMISSIONER PEASE noted that the Commission has been imposing truck washing conditions on other natural resource extractions. She also asked if Watershed Management should look further at the creeks, waterways, and wetlands mapping on the north side of the river. MR. BARRETT stated it is Department policy that prior to any application, Watershed

Management conduct a review. The property on the north side of the river has been worked over, so the review might consist of reviewing aerials. MR. POTTER stated that he would go to Watershed Management to determine whether or not an on-site review is needed for the property the north of the creek. MR. BARRETT stated he thought there was a condition addressing truck washing. MR. POTTER stated it is a requirement in case 2007-040.

COMMISSIONER JOSEPHSON referenced comments from Don Dolenc on page 32 of the packet and stated he understood that part of Mr. Dolenc's memorandum is no longer a concern. MR. BARRETT stated these comments are no longer pertinent. The parcel considered at the time of the comment was zoned B-3 and is located between two highways. It is no longer part of the application.

COMMISSIONER PHELPS understood this property is zoned PC and within that district there is a requirement to establish a site plan and other plans and that this approval is the first step in that process. MR. BARRETT concurred with this assessment. COMMISSIONER PHELPS believed the Staff conditions were affecting the ordinance and master plan, but he did not see the ordinance or master plan to which the comments are directed. MR. BARRETT explained that the current code requires that the master plan and PC ordinance go to the Assembly. The Commission is asked for its approval and, if approved, the conditional use portions of the natural resource extraction will become effective. COMMISSIONER PHELPS asked if this approval would result in Staff amending the master plan and ordinance that then goes forward to the Assembly. MR. BARRETT replied in the affirmative.

DANIEL ALEX, Tribal Administrator for the Native Village of Eklutna and member of the board of directors of Eklutna Inc., stated the bulk of the voting members of the Village are shareholders of Eklutna Inc. so it would be contrary to their interests to oppose these requests. Speaking as a member of the board of directors of Eklutna Inc., he stated there is quite a history regarding gravel extraction. Under his administration in the mid-1970s there was a permit to mine gravel at Eklutna. Eklutna Inc. and CIRI have an understanding regarding this property. He stated that in 2000 when he took over as acting CEO of Eklutna Inc., he wondered why the sales of lots in Powder Ridge were stalled and he found out the Planning Department had singled out Eklutna Inc. with requirements that were not being imposed on anyone else. In consultation with the Planning Department, Eklutna Inc. was treated like the rest of the

public. He noted that the standard setback from a creek is 25 feet, but 100 feet is being provided in this petition. He stated he was an instigator of a lawsuit against the United States to limit public access to Native private property.

COMMISSIONER PHELPS noted he has a concern with the potential effect of the truck traffic on residential uses. Mr. Potter has made the argument that there are relatively few impacts or that the residents of Eklutna are willing to accept those impacts. MR. ALEX replied that the noise from the traffic on the highway is a current situation each morning and afternoon. He expected the noise from the gravel extraction would not exceed the noise of that traffic.

STEVE BRUNNER, representing the Thunderbird Heights Homeowners Association, stated the lower half of Thunderbird Heights is affected by noise from the highway. The noise is significantly less after 8:00 p.m. He felt that truck traffic all night long would be disturbing. He also felt there should be review of the environmental impacts from a natural resource extraction. He stated that many salmon currently travel this watershed. He noted that the river changes course and he would like some definition of where the 100-foot setback starts.

MR. BARRETT suggested that the 100-foot setback begin from the current location of the northernmost braid of the river. CHAIR JONES asked if there is an agency that Mr. Brunner could contact for detailed information. MR. BARRETT suggested that he could contact MOA-Watershed Management. MR. BRUNNER asked if the Corps of Engineers (COE) will look into the hydrology of the area. He noted that his neighbor is a hydrologist and he said that if there is digging below the water table, the river could dry up. MR. BARRETT stated the COE will look at this question; they claim jurisdiction over the Eklutna River.

MATTHEW HORSHON, employee of DOWL Engineers, appeared before the Commission. CHAIR JONES explained that the petitioner's time had expired.

MICHAEL MEDO, resident of Thunderbird Falls, stated that he would rather not discover five years in the future that the fumes created by batch plant machines are noxious, therefore, he objected to the petitioner's suggestion that they be deemed non-noxious. He stated that more than one or two houses would be affected by this strip mine; this is a major view from his home and that of his neighbors. He stated his property values would be affected. He stated there are many types of salmon running through the

watershed. He believed that when there is excavation below the water table, the watershed could dry up. He reiterated that locating a natural resource extraction near houses will impact his quality of life. He stated that a 24/7 operation would produce noise impact and rock debris on the road.

COMMISSIONER JOSEPHSON asked if Mr. Medo's home is on the east side of the Glenn Highway, so his view is first of the traffic and then this site. MR. MEDO stated this is correct.

COMMISSIONER PEASE noted there have been indications that there are salmon in the stream. She asked if there is any confirmation from an agency and does that affect the recommended conditions of review or of approval. MR. BARRETT stated the wetlands and creeks agency representatives said it is considered an anadromous stream, so he would not be surprised to find fish in it. He did not feel additional conditions beyond the 100-foot setback and berm are required.

COMMISSIONER JOSEPHSON asked if the 100-foot setback is on the north side of the river only. MR. BARRETT indicated that the setback affects the area on the north of the river only; when the area to the south of the river comes in for review, another 100-foot setback will likely be required.

CURTIS McQUEEN stated he works with Eklutna Inc. and wished to address the Commission. CHAIR JONES explained that the petitioner's time had expired.

MR. BARRETT stated he would like to review the conditions of approval, specifically to address Mr. Potter's concerns.

COMMISSIONER ISHAM asked that Mr. McQueen address the Commission. MR. McQUEEN felt it was important to mention that the Native Village and Eklutna Inc. work on the Watershed Council. Also, two years ago and again this summer the COE approached Eklutna Inc. encouraging them to get involved with salmon habitat restoration and acknowledged that gravel extraction would be a key part of that. It is also important to note that there has been a two-year journey between CIRC and Eklutna to build a royalty agreement. There are protections in that contract that far exceed the city's in terms of what AIC can do. He noted that several jobs would be created in the Eklutna area and AIC has guaranteed they will have employment opportunities. Eklutna Inc. is asking that some of the material from this site be used on the icy roads, rather than using material from the Valley.

MR. BARRETT remarked that condition 2 regarding non-noxious is not the Department's bailiwick, but if the petitioner wants to pursue it, he could supply Mr. Potter with supply agency contacts. Regarding condition 5 and 5.c, he confirmed that visual enhancement landscaping is at the end of the project. Regarding condition 9 respecting hours of operation, he noted that these are the standard hours and days of operation and a five-year time period is a standard length. This is going to be a very long-term project. This is a 400-acre site, so there must be cognizance of what can grow up around the site. Regarding condition 11, resolving mapping is fine. Condition 13 is included because the conditional use application requires it.

COMMISSIONER PHELPS noted the petitioner has said that longer hours of operation are needed, but Staff has indicated the recommendation is standard. He asked what is the baseline reason for the recommendation. MR. BARRETT the most common complaints about natural resource extraction are noise, maintenance, trucks, and loading outside of the hours of operation. He appreciated the economic and engineering arguments for allowing a 24/7 operation, but Thunderbird Falls residents have noted that this operation would be at night and there are impacts.

The public hearing was closed.

COMMISSIONER PHELPS moved for approval of the Master Plan for Chanlyut Estates, T16N, R1W, Portions of Sections 24, 25, 26, Zoned PC (Planned Community), as amended, to allow natural resource extraction and related industrial uses for the first phase of the property, which is the property north of the Eklutna River, and a requirement for phase two south of the Eklutna River be subject to the conditional use requirements of AMC 21.15.030 and 21.50.070, subject to Staff conditions of approval, deleting condition 2, amending condition 5.c to insert "at the time of project development" after "visual enhancement landscaping," amending condition 7 to state, "Trails along the Eklutna River and Edmonds Creek shall be accommodated. All trails shall be indicated at the time of platting," amending condition 8 to delete "match pre-excavation topography" and instead insert "to blend into natural terrain and subsoil," amending condition 11 to add "south of the river" after "Prior to any activity on the property" and substitute the last sentence with "Resolve the need for the mapping of waterway, creek, and wetland protection requirements within this part of the project," and subject to conditions 12 through 17, as well as the items addressing Paragraph A. Intent, Paragraph B. Permitted Principal Uses and Structures, Paragraph C. Permitted

Accessory Uses and Structures, and Paragraph D. Landscaping minimums. COMMISSIONER PEASE seconded.

COMMISSIONER PEASE asked that condition 5.c state "at the end of the project" rather than "at the end of the development" and that would change condition 4.c and item D.3. *This was accepted as a friendly amendment.*

COMMISSIONER PEASE asked for clarification on condition 11. She believed the petitioner wanted to keep the reviews of the south parcel and then with the north parcel resolve the need for waterways, creeks, and wetlands mapping with Watershed Management. The motion speaks to the area to the south, so there would be no further resolution north of the creek but she thought the applicant was agreeable to resolving with Watershed Management the need for waterways, creeks, and wetlands mapping to the north of the creek. *This was accepted as a friendly amendment.*

COMMISSIONER FREDRICK asked whether it was appropriate to include a condition related to the south portion of the property, given that the action before the Commission relates to the north portion of the property. He suggested deleting the first sentence of condition 11 with the reference to the south parcel. COMMISSIONER PHELPS and COMMISSIONER PEASE agreed with this change. *This was accepted as a friendly amendment.*

COMMISSIONER JOSEPHSON asked for explanation of the amendment to delete condition 2. COMMISSIONER PHELPS explained that this is already contained in a condition 5. The actual wording of condition 2 is not necessary. COMMISSIONER JOSEPHSON expressed concern that if there was batching and not excavation then that could be deemed a noxious use. MR. BARRETT stated that if a batch plant or concrete plant were standalone, it could be considered noxious, but the condition requires that it be part of a natural resource extraction operation on the same property or adjacent, so it is clearly accessory and incidental. COMMISSIONER JOSEPHSON asked if Mr. Barrett agreed with Commissioner Phelps' motion. MR. BARRETT agreed that condition 2 is not necessary.

COMMISSIONER PHELPS stated that the PC district requires that the applicant submit a master plan wherein the types of uses that are principal, accessory, and prohibited be identified. The intent of the PC district was to provide the opportunity for a master development plan and this application is the development of that plan. The project seems to be well thought out. The conditions should

alleviate typical concerns. He stated that while he has heard the applicant's concerns in terms of the ability to operate 24/7 in order to respond to economic demand, condition 9 would be imposed for a long time and the future of this area is unknown. The imposition of the standard conditions for this type of operation makes sense in this area.

COMMISSIONER PEASE supported the motion. She agreed that the area is fairly rural, but Thunderbird Heights is within earshot and from previous testimony on gravel extraction issues, she was aware that sound carries uphill. She inquired whether there might be an amendment regarding a truck cleaning plan. COMMISSIONER PHELPS agreed to the condition, but believed this would be addressed in case 2007-040. COMMISSIONER PEASE indicated the petition site in this case is different from that of case 2007-040. She proposed an additional condition COMMISSIONER PHELPS *accepted such a motion as a friendly amendment.* COMMISSIONER PEASE establish the municipal standard condition for truck cleaning prior to leaving the site, including gates, tongues, sides, and wheels to minimize gravel and dust on area roadways. CHAIR JONES suggested using condition 13 in case 2007-040 for reference "Submit, for the Planning Department file, letters of authorization from AK-DOT and AKRR for property access and transportation routes. Resolve with AK-DOT and the Municipal Traffic Engineer the need for a truck/tire wash station on site" for reference. COMMISSIONER PEASE indicated this language reflects her intent.

COMMISSIONER JOSEPHSON supported the motion, noting that if he lived in the Chugiak-Eagle River area, he would be concerned that many excavation operations are located to the area north of him. If one drives from the heart of Wasilla north to the Talkeetna junction, to the east one sees one gravel pit after another and it is rather unsightly. He stated the petitioner has proposed a 100-foot buffer that already has gaps. He realized Eklutna Inc. has limited options in terms of what it can do to develop its land. This site was already extracted in the 1970s. He found this kind of natural resource extraction, although people benefit from it, not his vision of positive growth.

CHAIR JONES noted that Mr. McQueen said something about a royalty agreement between Eklutna Inc. and CIRI and, if CIRI benefits from this activity, she should not participate in voting because of a conflict of interest involving the law firm for which she works. She indicated she would abstain from the vote.

AYE: Pease, Fredrick, Josephson, Isham, Phelps

NAY: None

ABSTAIN: Wang, Jones

PASSED

G.1.

PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
MASTER PLAN APPROVAL

DATE: February 12, 2007

CASE NO.: 2007-002

APPLICANT: Eklutna

REPRESENTATIVE: Dowl Engineers

REQUEST: Master Plan Approval for Chanlyut Estates¹:
T16N, R1W, Portions of Sections 24, 25, 26,
Zoned PC (Planned Community) which will allow a
non-public hearing site plan review for natural
resource extractions. T zoning is at the extreme
south end of the property.

LOCATION: On the west side of the Glenn Highway and south
of the Village of Eklutna

SITE ADDRESS: N/A

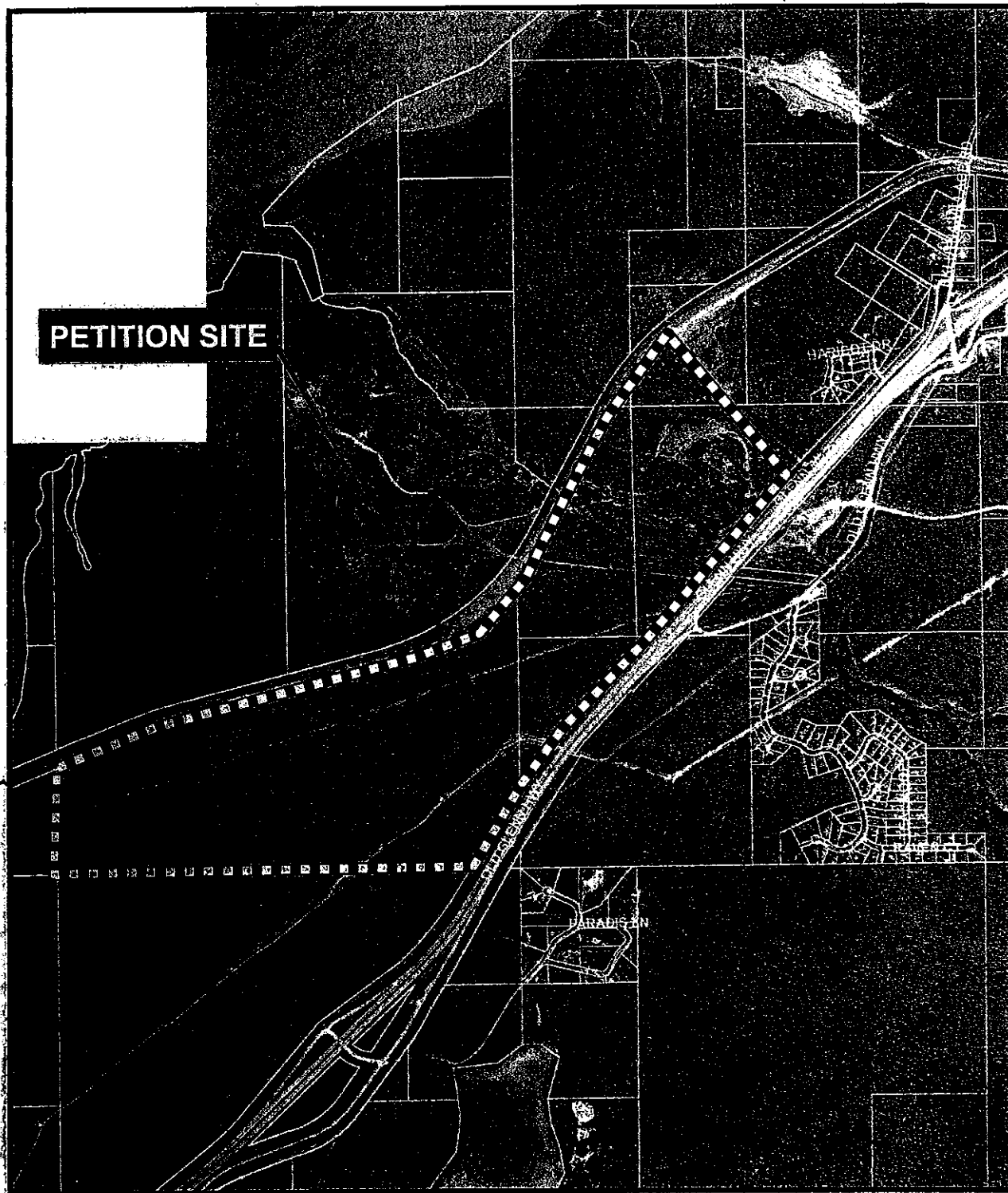
COMMUNITY Chugiak
COUNCIL:

TAX NUMBER: 052-231-7, -14; 052-241-08, -011

DEPARTMENT RECOMMENDATION: Approval of the PC District
Master Plan, as amended, to allow natural resource extraction and
related industrial uses for the first phase of the property, which is
the property north of the Eklutna River, and a requirement for phase
two south of the Eklutna River be subject to the conditional use
requirements of AMC 21.15.030 and 21.50.070.

¹ Pronounced "Shawn Loot." Dena'ina Athabascan for "New Beginnings."

2007-002



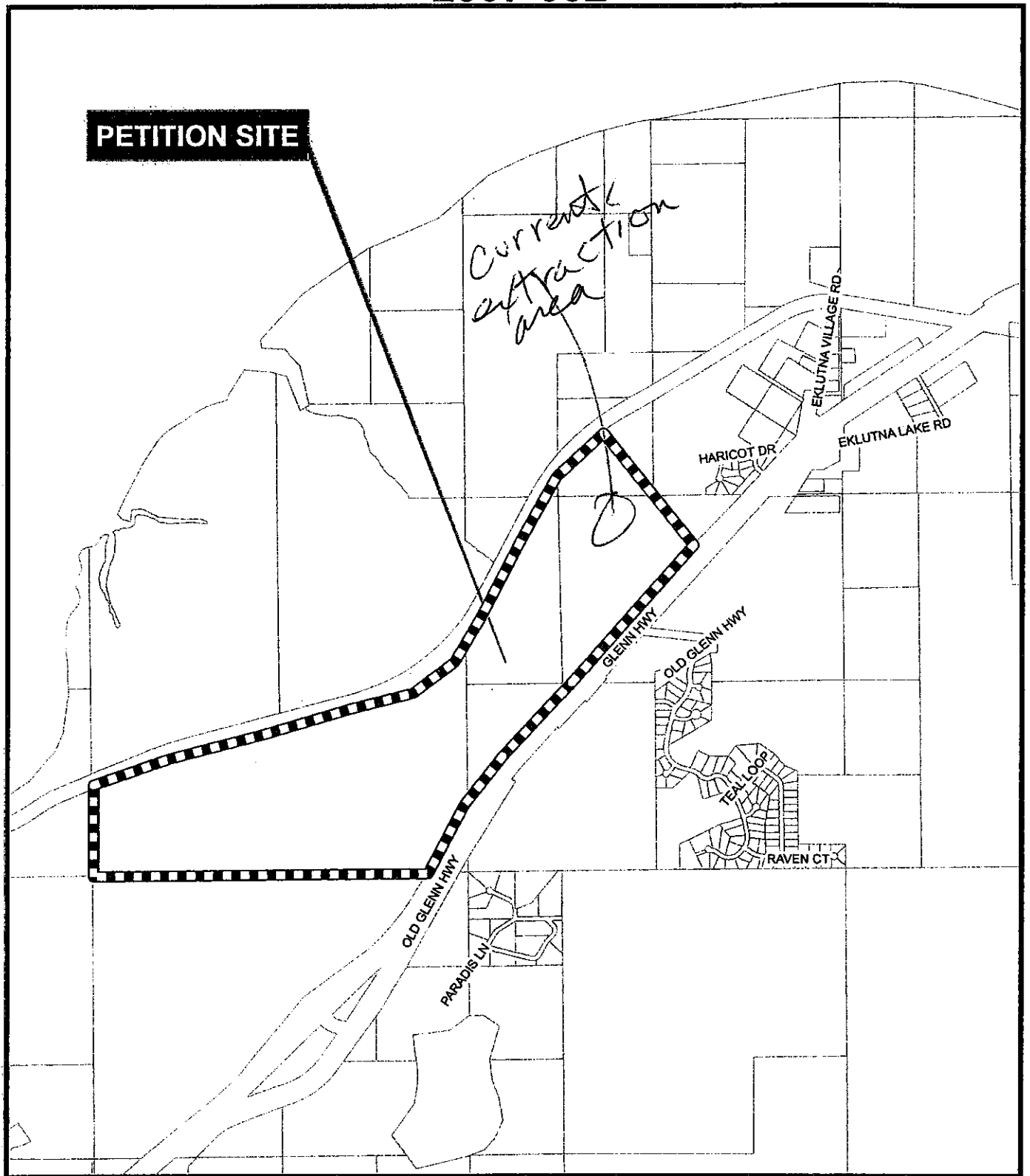
Municipality of Anchorage
Planning Department

Date: January 17, 2007






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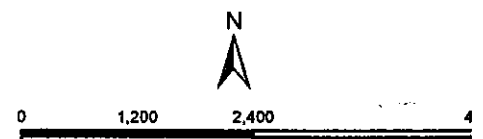
MASTER PLAN APPROVAL 2007-002



Municipality of Anchorage
Planning Department

Date: January 16, 2007

-  Single Family
-  Multi-Family
-  Mobile Home Park



ATTACHMENTS:

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

SITE:

Acres: 404 +/- acres total; this application cover 60 acres
Vegetation: Birch, Spruce, Willow
Zoning: PC and T
Topography: Uneven, there are small knolls and hills throughout the property. Elevations vary by about 50 feet. The Eklutna River runs through the north one-third of the property.
Existing Use: Mostly Undeveloped, there is an old gravel pit on the north portion of the site. It is not currently in operation.
Soils: Alluvial deposits with silt and loam
Moderate to High Seismic Hazard zone
No wetlands identified on the property

CHUGIAK - EAGLE RIVER COMPREHENSIVE PLAN

Classification: The 1993 Chugiak - Eagle River Comprehensive Plan indicates both Commercial and Mixed Use.

The 2006 plan update indicates Development Reserve.
Density: None Indicated

SURROUNDING AREA

Site 1	NORTH	EAST	SOUTH	WEST
Zoning:	T and PC	R-7 and B-3	T	T
Land Use:	Residential and vacant	Vacant	Residential and vacant	Vacant

RELATED PROPERTY HISTORY:

03-29-85 PC Zoning Areawide

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 PC District requires a Master Development Plan reviewed by the Planning Commission and approved by the Assembly.

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:

The property was zoned PC district as a holding category and no Master Plan had been submitted. The very long-term plans for the property remain undecided, but the owner has submitted a list of development criteria, as required by the Master Plan. Since no long-term development has been determined yet, the natural resource extraction restoration and replanting plan will serve as the Master Plan. The restored property will be retained as open space and, once a development is proposed, the Restoration/Replanting/Open Space Plan will need to be amended. The proposed standards and draft ordinance are attachment C in the application. The near-term plans, for at least the next 10 years, are to re-start the gravel extraction operations that had been in use in the 1970's.

If approved, the Master Plan will allow natural resource extraction as a permitted principal use, subject to Planning Commission public hearing site plan review using conditional use standards and requirements of AMC 21.15.030 and 21. 50.070.

REQUEST:

To adopt a Master Plan for the property, subject to the development criteria contained in attachment C, as amended, for the original application. If the Master Plan is recommended for approval, it will be forwarded to the Assembly. If the Assembly approves the Master Plan, natural resource extraction is proposed as the first use to be implemented, and will begin as soon as possible after all approvals. The gravel extraction will be conducted in two steps: north of the Eklutna River initially, and south of the river at a later date.

The Master Plan and ordinance apply to the entire property of approximately 404 acres, but this site plan approval is only for the property north of the Eklutna River. According to the draft ordinance in the application, it appears much of the property eventually will be used as residential. At this time, there are no residential uses proposed. Also according to the draft ordinance, non-residential uses, such as commercial and industrial, will be allowed as provided in AMC 21.40.190, which is the B-4, rural business district. Other than gravel extraction and gravel related operations, no commercial or industrial operations are proposed at this time.

The draft ordinance does contain some specific development criteria for residential, commercial, and industrial uses (minimum lot size, yard setbacks, etc.). However, at this time, the Master Plan identifies only natural resource extraction and open space as current uses. Plan amendments will be required before any other residential, commercial, or industrial uses can take place. Because residential, commercial, and non-gravel industrial uses have not been determined, and will probably not occur for at least ten years, the development criteria should be kept very general.

Master Plan

1. Site Boundaries/Acreage. The property is owned by Eklutna Inc. and is bounded on the north by the Village of Eklutna, on the east by the Glenn Highway, on the west by Alaska Railroad right-of-way, and on the south by Edmonds Creek.
2. Development Areas. In the current proposal, the only development area will be the re-started gravel extraction, extending from the

Eklutna River to the north end of the property. This area is approximately 60 acres in size. The property south of the river is included in the Master Plan and is part of this approval. Gravel extraction from that area may begin as needed, subject to the non-public hearing site plan review.

As gravel is exhausted, the land will be stabilized and the extraction operation will move south. Areas south of the Eklutna River have not been completely surveyed, so the amount of gravel for excavation in that area is undetermined at this time.

Eklutna Inc. has not determined a final use for the property at this time. Therefore, as gravel extraction is completed and the land is restored, per the submitted restoration plan, the property will be kept as open space. When a final use is determined, a plan amendment will be needed.

3. Residential. The draft ordinance proposes single family, duplex, and multi family uses are to be allowed at a gross density not to exceed one dwelling unit per 40,000 square feet, but total units will not exceed 441 dwelling units.

Department response: At this time, a minimum lot size of 40,000 per dwelling unit is the only appropriate, legal lot size that can be allowed. The only use being permitted in this application is natural resource extraction.

4. Commercial/Industrial Uses. The draft ordinance proposes that nonresidential uses will be subject to the restrictions and development review criteria of the B-4 rural business district, AMC 21.40.190.

For a complete listing of the permitted principal, accessory, conditional use, prohibited uses and structures, and development criteria, see the draft ordinance in Attachment C of the application.

The only use being addressed in this application is natural resource extraction.

5. Definitions. The draft ordinance and Master Plan propose one new definition:

E. Prohibited uses: 3. Noxious, injurious, or hazardous uses, as defined in AMC 21.40, except that concrete plants and asphalt plants are specifically determined not to be noxious, injurious, or hazardous uses.

Department response: The Planning Department does not support the definition change. These issues are reviewed by DHHS and DEC and those agencies should review the request to change the definition. A preliminary response from DHHS does not support the requested change.

6. Maximum Height of Structures/Lot Coverage. No height limit is requested in the Master Plan. Requested lot coverage is unlimited.

Department response: The Planning Department does not support unrestricted structure height and lot coverage for whatever residential development may occur.

"Unrestricted" is more indicative of urban, high density, multifamily areas, such as the R-4 district. Forty percent lot coverage and structure heights of 35 feet may be more appropriate in this rural area.

Development standards for residential uses should be proposed and discussed at the time a Master Plan amendment occurs.

Commercial, industrial, and other non-residential uses are proposed to be developed per AMC 21.40.190. At this time the only use is natural resource extraction.

7. Minimum Lot and Yard Requirements. For all uses: Minimum front yard setback shall 10 feet for the front yard, zero feet for side and rear yards.

The proposed lot size for residential is one unit per 40,000 square feet for properties with on-site septic systems, and one unit per 2,500 square feet for properties with public sewer. Minimum lot width of 25 feet. Commercial and other non-residential uses shall be per the B-4 District, AMC 21.40.190.

Department response: The lot size of 40,000 square feet is the legal minimum lot size for on-site septic systems.

The proposal for smaller lot sizes is not appropriate at this time. The only allowed use is natural resource extraction. It is premature to discuss specific development standards for other uses. These issues should be part of the Master Plan Amendment, when that time arrives.

8. Parking. No change to the current code, AMC 21.45.080.
9. Signage. No change to the current code, AMC 21.47.040.
10. Landscaping. Buffer landscaping is proposed where adjacent to residential districts. Visual enhancement landscaping would be required elsewhere.

Department response: Department suggested landscape requirements are listed below in the Department draft ordinance.

11. Design Guidelines. Not applicable at this time.
12. Parks/trails, and open space: Not indicated in the proposed Master Plan.

Department response: The Adopted Trails Plan indicates a proposed, unpaved, multiuse trail on the south side of the Eklutna River and along the north side of Edmonds Creek. The Eklutna River runs through the property and Edmonds Creek marks the approximate southern boundary of the property.

Trails are also proposed at various locations along the east and west sides of the property, but exact locations have not been determined.

Trails along the Eklutna River and Edmonds Creek can be accommodated within the 25 foot stream protection setback required by AMC 21.45.210. All other trails should be indicated at the time of platting of the property, once all gravel extraction has been completed and prior to residential, commercial or industrial uses occurring.

Beyond gravel extraction, no specific, long term uses have been determined for the property. As gravel extraction is completed, the Entire property will be designated as open space. Plan amendment(s) will be needed as specific uses are determined.

Public Hearing Site Plan Review for Natural Resource Extraction:

If the Assembly approves the Master Plan, the owner will begin the gravel extraction proposal in the phase one area north of the Eklutna River. The site plan review includes, but is not limited to: restoration and landscaping plans, grading and drainage plans, stormwater treatment plans, and a noise permit. These plan issues and others have been addressed by the applicant as though this were a conditional use application.

1. Plans

a. drainage:

Excavation will begin on the north side of the Eklutna River, approximately in the middle of the property. This excavation pattern will keep drainage moving toward the interior of the property where it can be controlled with a series of berms and revetments.

The Eklutna River will be protected. The applicant will construct a revetment or berm to protect the river, and there will be a 100 foot undisturbed setback from the river.

The applicant needs to supply written confirmation from DNR, DEC, and PM&E that runoff from the site will not adversely affect surrounding property.

b. existing and proposed topographic contours (10 foot intervals):

The topographic overlay aerial photos indicate the contours.

c. work depths:

The applicant has indicated the actual depth of the excavations will be to approximately 20 feet below the water table, depending on location.

d. overburden and debris disposition:

Fines and overburden will be stored on site and used for site reclamation.

e. erosion and sediment control plans:

Erosion and sediment will be controlled by contouring and by phased removal of gravel materials. As gravel extraction is completed for a particular area, topsoil and plantings will be installed.

f. waste disposal plan:

Truck maintenance will not take place on site. Any waste products resulting from equipment maintenance must be packaged for disposal at an approved disposal site.

g. detailed revegetation plan:

A detailed revegetation plan has not been submitted. As the gravel in each area is exhausted, the property will be re-contoured to match pre-excavation topography, and subsoil, topsoil and vegetation will be replaced, consistent with the proposed end use of the property. At this time, end use has not been specified. A close out inspection will be required.

The Department of Health and Human Service, Air Quality Section, has requested a detailed dust control plan. The revegetation plan can be used to address

some of the issues regarding dust control and air quality.

h. water table information:

The shallowest location of the water table appears to be about 20 feet, extending to 46 feet or more in other areas. Extractions will be to approximately 20 feet below the water table.

2. Proposed hours of operation:

Proposed hours of operation for extraction are April through October (depending on the weather), seven days per week, 6:00 a.m. to 8:00 p.m. Trucking of materials would be 24 hours per day, seven days per week. The applicant is requesting a 10 year operation.

The Department has routinely recommend hours of operation for natural resource extraction, processing, loading, hauling and maintenance to occur during the hours of 7:00 a.m. to 6:00 or 7:00 p.m., Monday through Saturday, no holiday or Sunday operations. The length of a conditional use is routinely for five years, with time extensions generally treated as minor amendments.

3. Landscaping plan for the period of natural resource extraction operations for final restoration of the site.

No final landscape plan has been proposed. After gravel extraction is complete, the property will be stabilized and designated as open space, until a long term use and site plan amendment are determined. The slopes will be stabilized, subsoil and topsoil replaced, and plantings installed. A close out inspection will be required.

4. Security plan to prevent casual trespass.

The property access road is gated, to prevent vehicle access, and fenced.

5. Description of natural resource extraction and processing.

The phasing, extraction, and transporting portions of the excavation operation have been explained above.

6. Location of points of vehicular access to the site and project traffic counts for each.

Gates are proposed at the northwest and northeast corners of the property. Truck traffic is estimated to be 10 vehicles per hour, with the potential to run 24 hours per day (average 45 to 90 trips per day). Vehicles will use a frontage road on the west side of the Glenn Highway, and enter/exit the highway at the Eklutna on-ramp.

7. An estimate of the quantity of materials to be removed from the site and timetable, with supporting calculations conforming to generally accepted engineering principals.

A total amount for the 405 acres has not been estimated. The 60 acre area north of the river contains about six million cubic yards of material to be excavated. The timetable for materials to be removed is over the next five to ten years. Most removal will occur between April and October of each year.

8. Other concerns.

Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner so as to make them dust free. Where access roads intersect, suitable controls shall be established.

The only vehicular ingress and egress for the hauling portion of the operation is from a frontage road to the Glenn Highway. This is near Village of Eklutna residential areas but does not use any residential streets. AK-DOT will establish suitable traffic controls.

The extraction operations will not pose a hazard to the public health and safety.

Extraction and loading will create noise and dust. However, the negative impacts can be mitigated through compliance with an approved noise permit, limiting of operation hours, and developing a dust control plan which addresses watering and revegetation. Blasting is not proposed.

The extraction operations will not generate noise, dust, surface water runoff or traffic that will unduly interface with surrounding land uses.

- a. noise: The petitioner has requested 24/7 operation. The quarry area is buffered by mature, natural vegetation. More restrictive hours of operation will be offered as a condition. A DHHS noise permit is required. Concrete and asphalt plant operation requires DEC review.
- b. air: A dust control plan must be developed by the petitioner and reviewed through DHHS. Concrete and asphalt plant operation requires DEC review.
- c. drainage: the need for any additional specific drainage and grading plan should be resolved with PM&E, DNR and DEC.
- d. traffic: there will be an increase in traffic, but residential streets will not be directly impacted.

The restoration plan for the site assures that after extraction operations cease, the site will be left in a safe, stable and aesthetically acceptable condition.

The restoration plan indicates that the land will be stabilized and reclaimed in phases, as the gravel is exhausted. Contouring and re-vegetation will be consistent with the intended end use. However, at this time, a long term end-use has not been proposed. The land will be kept as open space. Slopes will be graded. Soil and topsoil will be replaced. Native

and non-invasive plants will be installed. A Master Plan amendment will be required to take the land out of the "open space" category.

Draft ordinance for the PC district. Applicant's version is Attachment C in the application. Below is the Department version.

Paragraph A. Intent

The PC District Master development Plan is intended for natural resource extraction and related industrial and accessory uses.

Paragraph B. Permitted Principal Uses and Structures.

1. Natural resource extraction subject to public hearing site plan review, by the Planning and Zoning Commission, using the criteria of AMC 21.50.070.

Paragraph C. Permitted Accessory Uses and Structures.

1. Open storage of gravel, silt, muck, peat, sand, topsoil and other materials normally associated with a natural resource extraction project. The open storage must be part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.

2. Open storage of trucks, trailers, conveyor belts and other heavy equipment normally associated with a natural resource extraction project. The open storage must be part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.

3. One dwelling unit associated with a caretaker or security function for a natural resource extraction.

4. Other uses and structures customarily accessory and clearly incidental to a natural resource extraction, including concrete and asphalt batch plants, as part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.

Paragraph D. Landscaping minimums.

1. Screening landscaping adjacent to residential uses and zoning districts.
2. Buffer landscaping adjacent to commercial zoning districts.
3. Visual enhancement landscaping in all other areas not devoted to buildings , structures, drives, parking facilities, walks, or other authorized installations.
4. Creeks, waterways and wetlands shall be separated from natural resource operations by a 100 foot wide naturally vegetated buffer.

COMMUNITY COMMENTS:

At the time this report was written, there was one (1) returned public hearing notice (PHN) received out of 67 public hearing notices mailed.

The returned notice, from the Thunderbird Heights Homeowners Association, generally expressed concerns about gravel processing operations on a piece of property located between the Old and New Glenn Highways. For the present time, the applicant has withdrawn that portion of the property from the application.

Written comments were received from the Chugiak Community Council. The Council does not oppose the request, but does include a list of mitigation conditions to be added for any approval.

RECOMMENDATION:

The Department recommends approval of the revised PC Zone Master Plan, Draft Ordinance and Natural Resource Extraction Plan for the approximately 60 acre portion of the site located north of the Eklutna River. The revised application is undated, stamped received Jan. 12, 2007 and amended Jan 16, 2007. The recommendation for approval is subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the State Recorder's Office. Proof of such shall be provided the Department of Community Planning and Development.

2. The definition change contained in the draft ordinance regarding concrete and asphalt plants as "non-noxious" uses is not supported by the Department of Environmental Conservation, the Planning Department or the Department of Health and Human Services and is not approved.

3. The only permitted principal use on the property is natural resource extraction subject to public hearing site plan review, by the Planning and Zoning Commission, using the criteria of AMC 21.15.030 and 21.50.070.

4. Accessory Uses and Structures are:

a. Open storage of gravel, silt, muck, peat, sand, topsoil and other materials normally associated with a natural resource extraction project. The open storage must be part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.

b. Open storage of trucks, trailers, conveyor belts and other heavy equipment normally associated with a natural resource extraction project. The open storage must be part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.

c. Asphalt batching, concrete mixing, rock crushing, materials screening and other activities directly related and clearly subordinate to natural resource extraction.

d. One dwelling unit associated with a caretaker or security function for a natural resource extraction.

e. Other uses and structures customarily accessory and clearly incidental to a natural resource extraction.

5. Landscaping minimums shall be:

- a. Screening landscaping adjacent to residential uses and zoning districts.
- b. Buffer landscaping adjacent to commercial zoning districts.
- c. Visual enhancement landscaping in all other areas not devoted to buildings, structures, drives, parking facilities, walks, or other authorized installations.
- d. Creeks, waterways and wetlands shall be separated from natural resource operations by a 100 foot wide naturally vegetated buffer.
- e. A 100 foot wide buffer shall be maintained on property adjacent to the Glenn Highway. The buffer shall contain the existing natural vegetation.

6. Other uses, and development criteria and review standards, such as lot size, yard requirements, building heights, etc., shall be determined during Master Plan amendment.

7. Trails along the Eklutna River and Edmonds Creek shall be accommodated within the 25 foot stream protection setback required by AMC 21.45.210. , once all gravel extraction has been completed and prior to residential, commercial or industrial uses occurring. All other trails shall be indicated at the time of platting of the property.

8. A detailed revegetation plan has not been submitted. As the gravel in each area is exhausted, the property will be re-contoured to match pre-excavation topography, and subsoil, topsoil and vegetation will be replaced, consistent with the proposed end use of the property. At this time, end use has not been specified. A close out inspection by Municipal staff, DNR and DEC shall be required.

9. Hours of operation for natural resource extraction, processing, loading, hauling and maintenance shall be during the hours of 7:00 a.m. to 6:00 p.m., Monday through Saturday, with no holiday or Sunday operations. The natural resource extraction site plan shall expire December 31, 2012. Extensions may be granted through a minor site plan amendment. The time extension would be granted after a non-public hearing if the Commission finds the operation has not violated the

conditions of approval or has created environmental problems either on-site or off-site.

10. The final recommendations from the State of Alaska Department of Transportation Planning and Municipal Traffic Department for frontage road and Glenn Highway access shall be incorporated into this approval.

11. Prior to any activity on the property, the applicant shall contact the Watershed Management Division to schedule a creeks, waterways, and wetlands mapping survey. 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.

12. Review and approval of a final Air Quality Plan by the Department of Health and Social Services, Air Quality Office. The plan shall include any dust mitigation measures on public roadways and on the roadways within the site; a copy of the approved plan shall be submitted to the Planning Department.

13. Provide a drainage plan, sedimentation and erosion control plan, and a plan for the treatment of stormwater runoff to Municipal Project Management and Engineering Section for review and approval. Include copies of any required AK-DNR or AK-DEC applications, permits or plans.

14. The restoration of the property shall be subject to a close-out review or shall be restored via a method approved by DHHS, DNR, DEC and PM&E.

15. A noise control permit application shall be submitted for review, to be approved by DHHS, with a copy to be provided to the Planning Department. Blasting is not allowed. All equipment used in these operations shall comply with Chapter 15.70 Noise Control of the Anchorage Municipal Code.

16. The operation of the site shall include the following:

- a. On-site personnel shall be formally trained on all aspects of the excavation operation.

- b. The telephone number of the contractor selected to perform the work, as well as a contact telephone number for the owners, shall be placed on site. The sign shall be of sufficient size to be visible from the adjacent roadways and, the view of the sign shall be unobstructed by equipment, machinery, vegetation and the like.
 - c. On-site personnel shall have total authority to direct road clean-up and maintenance operations as needed. On-site personnel shall have the authority to call a sweeper, water truck and motor grader, as necessary, and to respond to specific site conditions or complaints.
 - d. Circulation roads within the excavation area shall be maintained to minimize materials carried onto the adjacent properties.
 - e. The owners shall identify contact people to respond to public inquiries. The telephone numbers of the contact people shall be provided to the Chair of the Chugiak Community Council, representatives of the Village of Eklutna and Eklutna Inc., and to the Manager, Land Use Enforcement. The Community Council chairman and Land Use Enforcement shall be notified of any change in the contact personnel or business telephone number(s).
14. Beginning December 1, 2007, and every December 1 thereafter, the applicant shall submit an annual monitoring report to the Planning Department. The report shall contain the following information:
- a. A log of any complaints reported in the previous year and how the complaint was resolved.
 - b. An update on the amount of material removed during the previous year, and an update, if necessary, of any change to the proposed completion date.

15. At the end of the extraction process, a close-out inspection of the property with representatives of the Planning Department, DHHS and PM&E shall be conducted to evaluate the restoration and landscaping plans.
16. Neither gravel extraction nor processing, including the asphalt and concrete plants, may commence operation until final approval of the Master Plan by the Assembly.
17. Finalize the Draft Ordinance.

Paragraph A. Intent

The PC District Master development Plan is intended for natural resource extraction and related industrial and accessory uses.

Paragraph B. Permitted Principal Uses and Structures.

1. Natural resource extraction subject to public hearing site plan review, by the Planning and Zoning Commission, using the requirements and criteria of AMC 21.15.030 and 21.50.070.

Paragraph C. Permitted Accessory Uses and Structures.

1. Open storage of gravel, silt, muck, peat, sand, topsoil and other materials normally associated with a natural resource extraction project. The open storage must be part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.

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3. One dwelling unit associated with a caretaker or security function for a natural resource extraction.

4. Asphalt batching, concrete mixing, rock crushing, materials screening and other activities directly related and clearly subordinate to natural resource extraction.

5. Other uses and structures customarily accessory and clearly incidental to a natural resource extraction, including concrete and asphalt batch plants, as part of an active natural resource extraction operation located on the same lot or tract; or on an adjacent lot or tract under common ownership or control.

Paragraph D. Landscaping minimums.

1. Screening landscaping adjacent to residential uses and zoning districts.


2. Buffer landscaping adjacent to commercial zoning districts.

3. Visual enhancement landscaping in all other areas not devoted to buildings, structures, drives, parking facilities, walks, or other authorized installations.

4. Creeks, waterways and wetlands shall be separated from natural resource operations by a 100 foot wide naturally vegetated buffer.

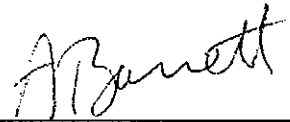
5. A 100 foot wide buffer shall be maintained on property adjacent to the Glenn Highway. The buffer shall contain the existing natural vegetation.

Reviewed by:



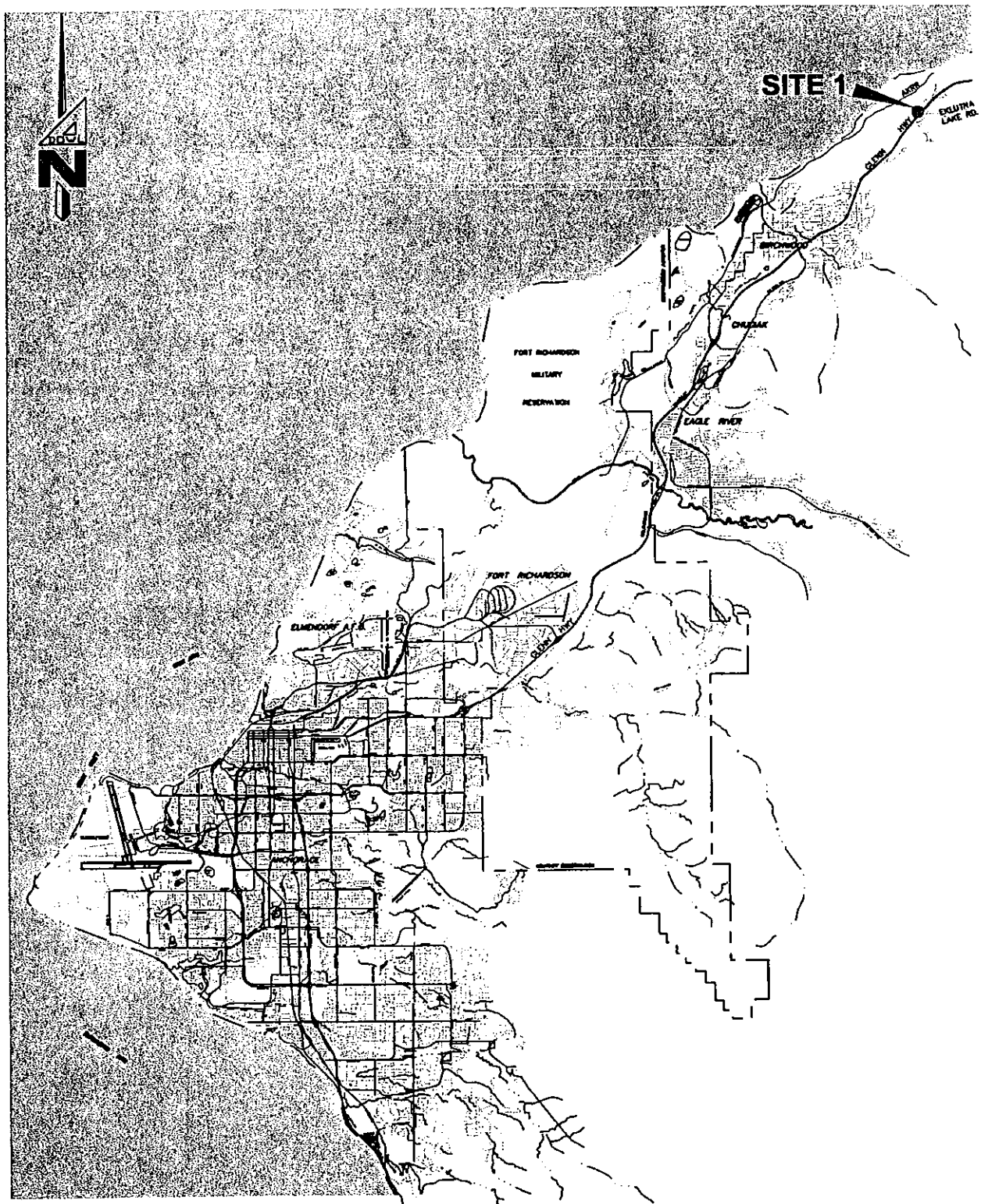
Tom Nelson
Director

Prepared by:



Alfred Barrett
Senior Planner

(Case 2007-002. Property ID 052-231-7, -14; 052-241-08, -011)



W.O. D59475

SCALE: NTS



VICINITY MAP
AAP Eklutna Natural Resource Extraction

Figure 1



Figure 2	DATE: 11-1-00	SCALE: 1"=400'
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SITE 1 - PHASING PLAN
AAP EKLUTNA
NATURAL RESOURCE EXTRACTION

DOWL ENGINEERS
4041 T Street Anchorage, Alaska 99503
Phone (907) 564-7999 Fax (907) 564-7953

NO.	DATE	BY	CHKD.	APP'D.
1	11/1/00	J. DOWL		
2	11/1/00	J. DOWL		
3	11/1/00	J. DOWL		
4	11/1/00	J. DOWL		
5	11/1/00	J. DOWL		
6	11/1/00	J. DOWL		
7	11/1/00	J. DOWL		
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10	11/1/00	J. DOWL		



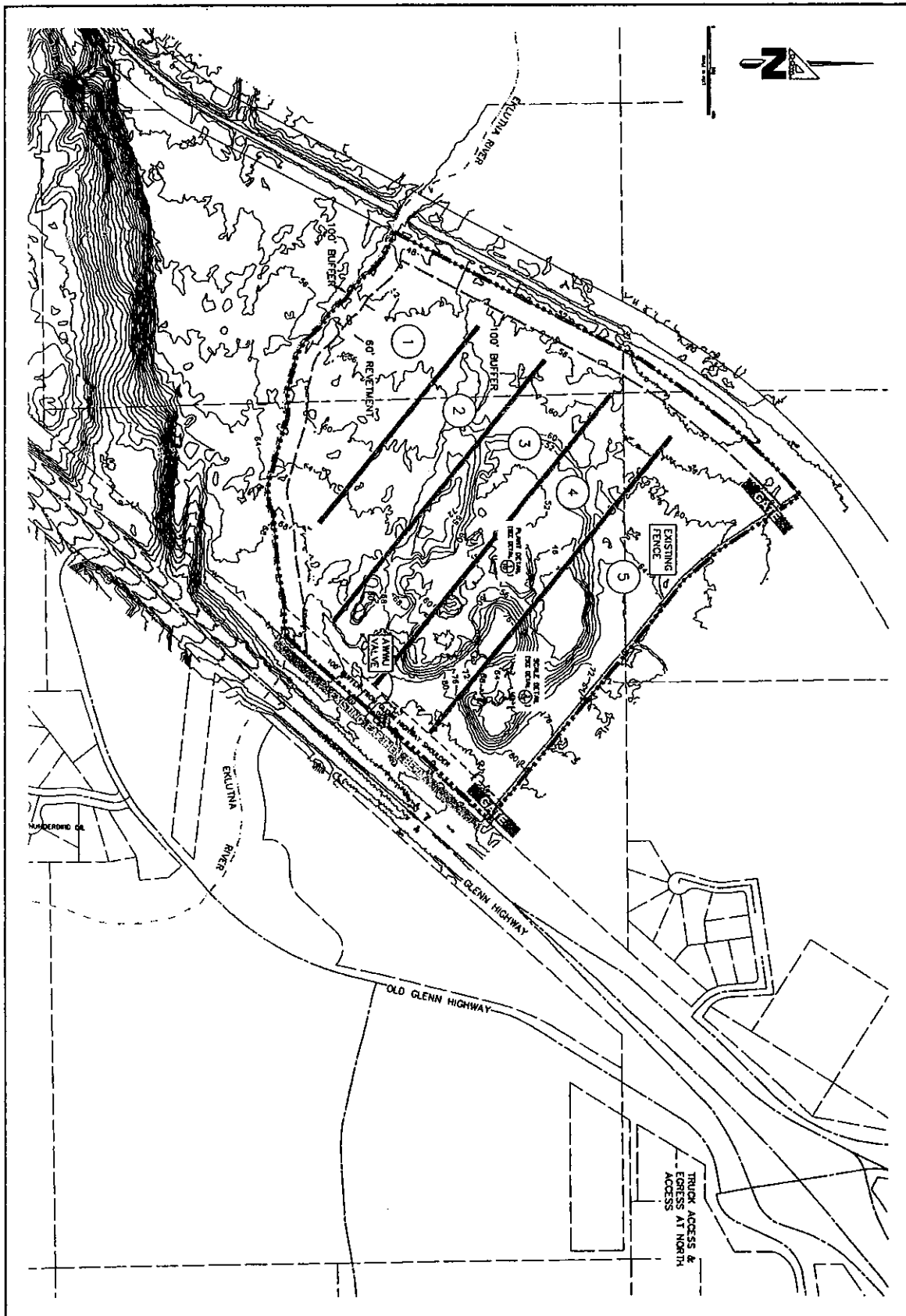
Figure 3

DATE	01/10/00
BY	W. J. B.
FOR	W. J. B.
PROJECT	1-200
SCALE	1"=200'
UNIT	FEET

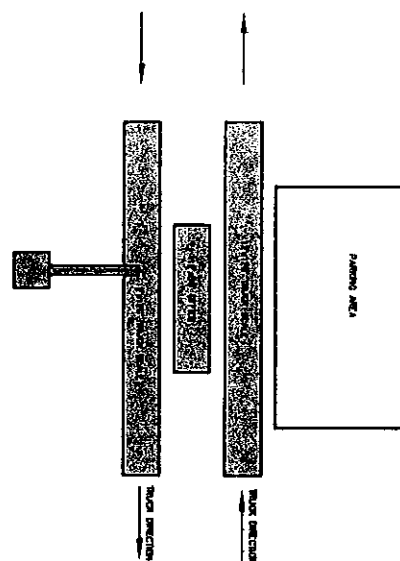
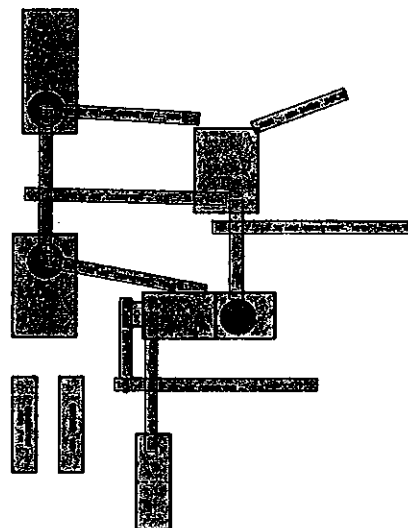
AERIAL PHOTOGRAPH
AAP EKLUTNA
NATURAL RESOURCE EXTRACTION
SHEET 1 - PHASE 1

DOWL
ENGINEERS
4011 "B" Street Anchorage, Alaska 99503
PHONE (907) 582-7910 FAX (907) 582-2882

DATE	01/10/00
BY	W. J. B.
FOR	W. J. B.
PROJECT	1-200
SCALE	1"=200'
UNIT	FEET
DATE	01/10/00
BY	W. J. B.
FOR	W. J. B.
PROJECT	1-200
SCALE	1"=200'
UNIT	FEET



<p>Figure 4</p> <p>1" = 200'</p> <p>DATE: 11/1/2007</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APPROVED: [Signature]</p>	<p>SITE PLAN</p> <p>AAP EKLUTNA</p> <p>NATURAL RESOURCE EXTRACTION</p> <p>SITE 1 - PHASE 1</p>	<p>DOWL ENGINEERS</p> <p>4041 "Y" Street Anchorage, Alaska 99503</p> <p>PHONE (907) 363-2600 FAX (907) 363-2603</p>	<table border="1"> <tr> <th>NO.</th> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>1</td> <td>11/1/2007</td> <td>Initial Release</td> </tr> </table>	NO.	REV.	DATE	DESCRIPTION	1	1	11/1/2007	Initial Release
NO.	REV.	DATE	DESCRIPTION								
1	1	11/1/2007	Initial Release								



2

HISTORICAL MAPS AND AS-BUILTS

[illegible]

3

DEPARTMENTAL COMMENTS

RECEIVED

JAN 08 2007

Municipality of Anchorage
Zoning Division

**Municipality of Anchorage
MEMORANDUM**

DATE: December 4, 2006
TO: Jerry Weaver, Manager, Zoning and Platting Division
FROM: Don Dolenc, Development Reviewer
SUBJECT: Development Review Comments, Planning and Zoning Commission case for the meeting of January 8, 2007.

Case #: 2007-002
Type: Conditional Use for Natural Resource Extraction
Subdivision: T16N R1W SEC 25 W2NW4 PTN; NE4 PTN, E2NW4 PTN; T16N R1W SEC 24 LOT 15; & T15N R2W SEC 35 TRACT 38
Grid: NW 550; NW 2064; NW 1964;
Tax ID #: 052-231-07; 052-231-14;
Zoning: B-3 SL per AO 84-254 and PC

Platting: BLM plats

OS&HP setbacks: Glenn Highway is a class V (Freeway). AMC 21.45.140 requires a 75foot from centerline dedication or development setback in addition to the zoning district setback. Municipal right-of-way maps show adequate dedication. A development setback is not required.

Enforcement actions: No land use cases are listed in CETS.

Use determination: Property tax records indicate vacant land.

The B-3 SL parcel is designated as a "processing area" from which no natural resource will be extracted. AMC 21.40.180.E.5 prohibits "Open storage of cinders, coal, feed, grain, gravel, manure, muck, peat, sand or topsoil." Development Review believes that the proposed use of the parcel is not natural resource extraction and (even if it were such) is a prohibited use in the B-3 district as it involves open storage of gravel, sand or topsoil. A rezone to an appropriate zoning district is required.

Conditional Use standards: This property is subject to the provisions of AMC 21.50.070.

Screening along major highways: This property is not subject to the provisions of AMC 21.45.130.A.2, as they obtain only west of Peters Creek.

Stream protection setback: The proposal includes a 100 foot buffer to Eklutna River, which exceeds the stream protection setback requirements of AMC 21.45.210.

Wetlands: Map 12 shows the property as affected by class Preservation and Special Study wetlands.

Seismic hazard: The property is not within an area of high ground failure susceptibility.

Recommendations: If approval of this case is granted, Development Review recommends the following:

The B-3 SL parcel is designated as a "processing area" from which no natural resource will be extracted. AMC 21.40.180.E.5 prohibits "Open storage of cinders, coal, feed, grain, gravel, manure, muck, peat, sand or topsoil." Development Review believes that the proposed use of the parcel is not natural resource extraction and (even if it were such) is a prohibited use in the B-3 district as it involves open storage of gravel, sand or topsoil. A rezone to an appropriate zoning district is required.

(Reviewer: Don Dolenc)

-----Original-----

From: Taylor, Larry

Sent: Monday, December 11, 2006 4:05 PM

To: Ruggles, Jennifer L.

Cc: Morris, Steve S.; Tofteberg, Christopher J.

Subject: CUP Case # 2007-002

DHHS
Air Quality

CUP Case # 2007-002

While many elements of a dust control plan are included within the case narrative, a dust control plan explaining all control measures in one section must be approved by DHHS before a CUP can be issued.

I would also like to see a map of site 4 including local residences and their distances from the site.

There may also be need for a section on noise mitigation, which Mr. Tofteberg is looking into.

Very truly yours,
Larry

Lawrence Taylor, Jr., QEP
Environmental Engineer
Anchorage Air Pollution Control Agency
Anchorage Department of Health and Human Services
PO Box 196650
Anchorage, Alaska 99519
907-343-4843
taylorl@muni.org

DHHS - noise

Barrett, Al W. (Zoning)

From: Tofteberg, Christopher J.
Sent: Tuesday, December 12, 2006 10:38 AM
To: Barrett, Al W. (Zoning)
Cc: Taylor, Larry; Pierce, Eileen A; Ruggles, Jennifer L.; Morris, Steve S.
Subject: RE: CUP Case # 2007-002

Al,

The request for a noise mitigation plan is fine, that's all we need at this point. Thanks!

Chris Tofteberg, MPH, REHS
Food Safety & Sanitation Program Manager
Department of Health & Human Services
Municipality of Anchorage
(907) 343-4725
(907) 249-7413 FAX

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

From: Barrett, Al W. (Zoning)
Sent: Tuesday, December 12, 2006 9:45 AM
To: Taylor, Larry; Pierce, Eileen A; Ruggles, Jennifer L.; Tofteberg, Christopher J.; Morris, Steve S.
Subject: RE: CUP Case # 2007-002

Thanks. Just let know if there are specifics you need in any of the conditions. I would need the exact language by Monday 18th.

Alfred Barrett
Senior Planner, Zoning Division
343-7936 phone
343-7927 fax
barrettaw@muni.org

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

From: Taylor, Larry
Sent: Tuesday, December 12, 2006 9:41 AM
To: Barrett, Al W. (Zoning); Pierce, Eileen A; Ruggles, Jennifer L.; Tofteberg, Christopher J.; Morris, Steve S.
Subject: RE: CUP Case # 2007-002

Al,

Thanks. That's good. I think the only matter remaining might be a possible noise mitigation request, if Chris Tofteberg wants to do so.

Very truly yours,
Larry

Lawrence Taylor, Jr., QEP
Environmental Engineer
Anchorage Air Pollution Control Agency
Anchorage Department of Health and Human Services
PO Box 196650
Anchorage, Alaska 99519
907-343-4843
taylorl@muni.org

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

From: Barrett, Al W. (Zoning)
Sent: Tuesday, December 12, 2006 9:23 AM
To: Pierce, Eileen A; Ruggles, Jennifer L.; Tofteberg, Christopher J.; Morris, Steve S.; Taylor, Larry
Subject: RE: CUP Case # 2007-002

This is the Alaska Aggregate Products case. They have a gravel area near Eklutna Village (site 1) to be developed in two phases, with a processing area on the east side of Glenn Hwy. The other site is a couple of miles south of the Birchwood Airport (site 4).

The application submitted contained almost no info on the 2nd phase of site 1 or for site 4. I spoke with the applicant last Friday and he has now agreed to resubmit those two locations as brand new, separate applications in the coming months.

So, for this go around, you need look only at site 1, phase 1. Full information with another application will be submitted for phase 2 and site 4 later. And those two will then have the full review.

For site 1, phase 1, I will put in a condition that dust and noise plans be submitted to DHHS for review and approval before the final CU permit is issued.

Thanks.

Alfred Barrett
Senior Planner, Zoning Division
343-7936 phone
343-7927 fax
barrettaw@muni.org

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

From: Pierce, Eileen A
Sent: Tuesday, December 12, 2006 9:09 AM
To: Barrett, Al W. (Zoning)
Subject: FW: CUP Case # 2007-002

*Eileen Pierce
Pierceea@muni.org
907.343.7943(voice) 907.343.7927(fax)
Planning Department
Zoning Division
Planning & Development Center
4700 Bragaw
Anchorage, Alaska 99507*

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

From: Ruggles, Jennifer L.
Sent: Monday, December 11, 2006 4:35 PM
To: Pierce, Eileen A; Stewart, Gloria I.
Subject: FW: CUP Case # 2007-002

Do these things make much noise?

Alfred Barrett
Senior Planner, Zoning Division
343-7936 phone
343-7927 fax
barrettaw@muni.org

DHHS
general

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

From: Taylor, Larry
Sent: Wednesday, January 17, 2007 2:24 PM
To: Barrett, Al W. (Zoning); Morris, Steve S.
Subject: RE: new definition

Al,

Asphalt batch plants generate a few complaints each year at a number of locations in Anchorage. They are permitted by ADEC. When we get a complaint and forward it to ADEC, ADEC personnel do site inspections and have reported to us in the past problems with bag houses and with the temperature of the aggregate when the tar is mixed as the cause of the problems. From the complainants' perspectives, I would hesitate to call the fumes not noxious, injurious, or hazardous. We can ask ADEC for more knowledgeable input if you would like.

Very truly yours,
Larry

Lawrence Taylor, Jr., QEP
Environmental Engineer
Anchorage Air Pollution Control Agency
Anchorage Department of Health and Human Services
PO Box 196650
Anchorage, Alaska 99519
907-343-4843
taylorl@muni.org

From: Barrett, Al W. (Zoning)
Sent: Wednesday, January 17, 2007 2:14 PM
To: Morris, Steve S.; Taylor, Larry
Subject: new definition

The proposed gravel extraction operation at Eklutna is planning to add concrete plant and asphalt batch plant. They are proposing this new definition for the zoning code.

This is one of the prohibited uses in their list of permitted, accessory, and prohibited uses.

E.3. Prohibited uses

Noxious, injurious, or hazardous uses, as defined in AMC 21.40, except that concrete plants and asphalt plants are specifically determined not to be noxious, injurious, or hazardous uses.

Any comments?

Alfred Barrett
Senior Planner, Zoning Division
343-7936 phone
343-7927 fax
barrettaw@muni.org



Municipality of Anchorage
Project Management & Engineering Department



MEMORANDUM

DATE: December 14, 2006
TO: Al Barrett, Senior Planner
FROM: Steven Ellis and Jeffrey Urbanus
SUBJECT: P & Z Comments from Watershed Management Services

Watershed Management Services (WMS) has the following comments for the January 8, 2007, Planning and Zoning Commission Meeting.

2007-002, site 1, Provide an erosion and sediment control plan for the industrial activity on this site. Provide copies of your development plan and stream mapping within the areas to be developed. Resolve with WMS the need for the property owner or the developer to map the proposed gravel extraction areas and surrounding areas for streams. Edmonds Creek and Eklutna River flow through site one. Preliminary mapping shows there are likely other unnamed tributaries to these streams.

2007-002, site 4, Provide an erosion and sediment control plan for the industrial activity on this site. Provide a copy of your development plan and stream mapping within the areas to be developed. Resolve with WMS the need for the property owner or the developer to map the proposed gravel extraction areas and surrounding areas for streams.

2007-007, The proposed gravel extraction appears to impact the headwaters of Mink Creek. Provide an erosion and sediment control plan for the industrial activity on this site. Provide copies of your development plan and stream mapping within the areas to be developed. Resolve with WMS the need for the property owner or the developer to map the proposed gravel extraction areas and surrounding areas for streams.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

DEC 15 2006

Municipality of Anchorage
Zoning Division

DATE: December 12, 2007
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
January 8, 2007 Planning & Zoning Commission

07-001 Sue Tawn Estates #2; Rezoning from R-10-R-6, Eagle River area

Traffic Engineering and Transportation Planning have no comment.

007-002 Portions of T16N Secs. 24, 25, & 26 & T15N Secs. 24, 26 & 35;
Conditional Use for a gravel extraction Site 1 and Site 4; Grids NW
1964 & 1965 & NW 0550, 0551, 0650, 0651

Haul routes for gravel extraction are on State owned rights of way.

007-005 Mountain View Development; Site Plan Review for large retain in
Mt. View; Grid 1235

Traffic Engineering and Transportation Planning have no comment.

007-007 T15N Sec 17; Conditional Use for a gravel extraction; Grid NW
1057

- Old Glenn Highway is State owned right of way. All access into this development must have an approved right of way permit from State DOT.
- All parking stalls and driveway aisles must be paved.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

FRANK H. MURKOWSKI, GOVERNOR

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

DEC 11 2006

December 8, 2006

RE: MOA Zoning Review

Municipality of Anchorage
Zoning Division

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

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, has reviewed the following conditional use permits for gravel extraction and has the following comments:

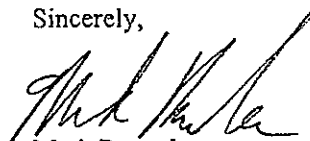
2007-002, Zoning Conditional Use for a Natural Resource Extraction, Eklutna, Inc.

This past Wednesday, December 6, a meeting was held to discuss transportation issues with the applicant's representative. A field check is also scheduled for December 15, 2006. Our interest in the project includes insuring necessary permits for driveways and right-of-way are completed. We wish to insure sight distance is adequate for vehicles and trucks to see each other, a traffic control plan is created, a truck cleaning station is provided to reduce dust and rocks on the road, and to confirm the length of the needed deceleration lane. The applicant's representative continues to provide ADOT&PF with needed information. We have no objection at this time to issuing the conditional use permit.

2007-003, Zoning Conditional Use for a Natural Resource Extraction, Chugiak Benefit Association

We understand this development will have gravel trucks arrive from the northeast and make a right turn onto the property. Trucks leaving the property will depart to the southwest by making a right turn onto the Old Glenn Highway. Please require in the conditional use permit the applicant obtain a driveway permit from ADOT&PF. The driveway permit will evaluate sight distance, require a traffic control plan, and confirm the length of deceleration and acceleration lanes needed.

Sincerely,



Mark Parmelee
Area Planner

/cm

cc: Alan Hartig, Right of Way
Joe Hartley, Construction

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

MUNICIPALITY OF ANCHORAGE
Anchorage Water & Wastewater Utility

RECEIVED

DEC 11 2006

MEMORANDUM

Municipality of Anchorage
Zoning Division

DATE: December 7, 2006

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Sandy Notestine, Engineering Technician, AWWU

SUBJECT: Zoning Case Comments
Planning & Zoning Commission Hearing January 8, 2007
Agency Comments Due December 11, 2006

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

2007-001 Sue Tawn Estates #2 Block 3 Lot 11 (Rezone from R-10 to R-6) Grid NW1060

1. Public water and sewer are not available to this area at this time.

2007-002

T16N, R1W Sections 24, 25, 26 and T15N, R1W, Sections 24, 26, 35 (Conditional use for natural resource extraction) Grids NW1964-65 & NW550,551,650,651

1. AWWU has water facilities located within easements on or adjacent to site 1. AWWU anticipates potential design, construction and general operational conflicts between the proposed improvements on site 1 and AWWU facilities. As part of the design, consideration must be taken for protection of the 54-inch Eklutna water main and the 24-inch water main (highlighted in light blue and yellow below). Water mains must be located and easements staked to better understand future conflicts. Please have the petitioners engineer contact me (Sandy Notestine) within the AWWU Planning office to schedule a meeting with AWWU to discuss possible conflicts.



2. AWWU has no main lines in the area of Site 4.

**2007-005 Mountain View Development Subd. TR 1 Frag Lots 7-9 (Site Plan Review Large Retail)
Grid SW1235**

1. Construction of the private system (Private System No. PS06-031) to serve the proposed Tract and Frag Lots is complete. AWWU is still weighting for construction records to be turned in to finalize the private system.
2. What is the underlying parcel for the Frag Lots. Is there a Tax ID for Tract 1?

**2007-007 Section 17 T15N R1W Lots 1,2,3 (Conditional use for natural resource extraction)
Grid NW1057**

1. Public water and sewer mains are not available in this area.
2. Types of material to be extracted and offsite disposal locations of extracted material have not been provided. AWWU requests any offsite stockpile of material be located away from public water and sewer mains, and outside of utility easements.

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



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: November 29, 2006
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *L*
FROM: Lynn McGee, Senior Plan Reviewer *L*
SUBJ: Request for Comments on Planning and Zoning Commission case(s) for the Meeting of January 8, 2007.

NOV 29 2006

Municipality of Anchorage
Zoning Division

Right of Way has reviewed the following case(s) due December 11, 2006.

- 07-001 Sue Tawn Estates #2, Block 3, Lot 11, grid NW1060
(Rezoning Request, R-10 to R-6)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- C* 07-002 Sections 24, 25, & 26 T16N R1W, grids NW1964 & 1965, and Sections 24, 26, & 35 T15N R1W, grids NW0550, 0551, 0650 & 0651
(Conditional Use, Natural Resource Extraction)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 07-005 Mountain View Development, Tract 1, Tract, Fragment Lots 7-9, grid 1235
(Site Plan Review, Large Retail/Commercial Establishment)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 07-007 Section 17 T15N R1W, Lots 1, 2, & 3, grid NW1057
(Conditional Use, Natural Resource Extraction)
Right of Way Division has no comments at this time.
Review time 15 minutes.



RECEIVED

FLOOD HAZARD REVIEW SHEET for PLATS DEC 01 2006

**Municipality of Anchorage
Zoning Division**

Date: 12-01-06

Case : 2007-002

Flood Hazard Zone: A

Map Number: 0105, 0020

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

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

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

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

☐ I have no comments on this case.

Reviewer: Jack Puff

073

07-002

Municipality of Anchorage

MEMORANDUM

DATE: 12/12/06

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

THRU: Cathy Hammond, Physical Planning Supervisor,
Planning Department

FROM: Physical Planning Division Staff

SUBJECT: Staff comments for Planning and Zoning Commission Case No.
2007-02; Zoning Conditional Use for a Natural Resource Extraction

2007-002, Applicant: Eklutna, Inc., Alaska Aggregate Products (AAP)
Zoning Conditional Use for a Natural Resource Extraction
53.79 acres

The project site under current review is labeled as Site 1, Phase 1 and contains both a gravel extraction site and a processing area. The extraction site is located in T16N, R1W, portions of Sections 24, 25, and 26; between the Glenn Highway and Alaska Railroad line, north of the Eklutna River. The processing area is in the NE ¼ of Section 25; with the Glenn Highway to the west and Old Glenn Highway to the east. Zoning of Phase 1 is PC for the extraction site and B-3 SL at the processing area, (AO 84-254, section 11). The northern section of Site 1, Phase 1, was used as a gravel pit 30 years ago. Mostly vacant land surrounds Site 1, with a small residential area to the north and Thunderbird Heights Subdivision to the South, both zoned as R-7. Though vacant, R-10 land is to the east of the processing area, with T (Transition District) zoning between the Glenn Highway and Alaska Railroad, to the south.

The proposed extraction site would incorporate a 100-foot setback buffer from Eklutna River, with a constructed berm or revetment. 100-foot vegetated buffers will be retained on the west side at the railroad line and to the east along the Glenn Highway. Excavated materials would be transferred to the processing site via a conveyor belt system placed under the Glenn Highway bridges at Eklutna River. The conveyor would be installed on pilings placed on the river's shoreline. Once separated, the material would be trucked out from the processing site for use in the Anchorage area.

The Chugach State Park Access Inventory (October, 2002) identified the Thunderbird Falls Trailhead, located to the southeast of the proposed gravel processing area, as a very popular hiking area. Consideration should be made in the gravel site's traffic plans regarding the traffic generated by the park users, particularly in the summer months.

AMC 21.45.210, the stream protection ordinance, is applicable to several streams on this site with minimum setbacks for streams identified as 25' (adjacent to uplands). Where wetlands are adjacent to streams/rivers, the Anchorage Wetlands Management Plan (AWMP, 1996) identifies setbacks under management strategies for each wetland unit affected (wetland units #102, #104 and #105). Management strategies for these wetland units follow:

1.) for unit #102, Eklutna River and Thunderbird Creek ("A" wetlands)....*"a precise wetland delineation will be required prior to permitting. A 65-foot setback shall be maintained along waterways/drainages."* Note: ADF&G identifies Eklutna River as anadromous, which means that a 100-foot setback would be applicable.

2.) unit #104, Eklutna Flats ("B" wetlands)....*"drainageway/outlet stream west of Glenn Highway shall be preserved with 65-foot setback. Shall include drainage analysis and location of channel on permits."*

3.) unit # 105, West of Glenn Highway – West of Edmonds Lake ("B" wetlands)....*"creek channel shall be maintained undisturbed. A master development plan shall be required including a hydrology analysis and shall include 65-foot setbacks from creeks. Drainageway and ephemeral flows shall be maintained. Other setbacks and fill restrictions may be required during the platting process."* Unit #105 contains a tributary to Edmonds Creek.

The applicant should be aware that additional, previously unmapped wetlands, may be present. It is understood that the applicant is working with the State Coastal Zone Management Program and the Corps of Engineers to verify whether wetlands and streams/rivers would be affected by the current gravel extraction activity proposal, and to identify permitting required. The Anchorage Coastal Zone Management Plan (1987) included the Eklutna River corridor, along with the tributary to Edmonds Creek (wetland unit #105), within the Anchorage Coastal Zone Management Boundary.

Before this conditional use is granted, additional hydrology and geological data may be required, to determine the effects of the gravel extraction on Eklutna River, and its resources. Additional information may be required to obtain permits or approvals from other State and/or Federal Resource Agencies, and if granted, additional conditions and/or BMPs would be applied to ensure that the fishery resources downstream would not be adversely affected, particularly by the proposed conveyor along Eklutna River.

..... This site is located in Lowest, Moderate Low and Moderate Risk Seismic Zone
per MOA mapping.

The applicant has an accepted Material Site Reclamation Plan from the State DNR, Division of Mining, Land and Water, requiring that post-extraction, the area would be recontoured to meet the intended future use, subsoil replaced and seeding would be done with non-invasive species. It is recommended that reclamation be done concurrent with the gravel extraction in order to minimize the amount of disturbed land at any given time in the process, thus minimizing potential for stormwater and erosion problems. Concurrent with the MOA Revegetation Guide, use of native species is preferred. The overall reclamation plan should include Glenn Highway screening (30 feet width) per AO 84-254, section 11.

RECEIVED

DEC 15 2006

**Municipality of Anchorage
Zoning Division**

Linda Kovac
P.O. Box 671271
Chugiak, AK 99567-1271
Phone: 907-688-5356 Fax: 907-688-5456

Facsimile Transmittal Cover Sheet

To: MOA Planning Department
Company: MOA
Fax: 343-7927 Phone: 343-7921
From: LINDA KOVAC Date: 12/14/06
Subject: COMMENTS ON P+Z CASE NO. 2007-002
Number of Pages Including Cover Sheet: 3

Comments

CHUGIAK COMMUNITY COUNCIL

P.O. Box 671350
Chugiak, Alaska 99567

December 14, 2006

TO: Municipality of Anchorage
Department of Planning
Zoning Division
P.O. Box 196650
Anchorage, AK 99519-6650
Phone: 343-7921
Fax: 343-7927

RE: Chugiak Comments on P&Z Case No. 2007-002

Dear Sir/Madam:

At the monthly meeting of the Chugiak Community Council (the "Council") held on November 16, 2006, the Council discussed Case No. 2007-002. This case is a request for a conditional use for natural resource extraction (gravel) on both sides of the Eklutna River on the west side of the Glenn Highway (PC Zoning District).

The Council unanimously passed a motion to request that the Municipality add conditions to the permit to:

- Minimize impacts from sand/gravel/rock operations on surrounding neighborhoods, e.g., dust, noise, vibration, traffic, drainage, damage to the water table, damage to established water wells, etc.;
- Reduce the impact to traffic on public roadways due to increased hauling;
- Minimize possible damage to vehicles on public roadways caused by gravel and rocks falling from trucks.

Specifically the conditional use permit should include:

- Designation of haul routes;
- Limitation of the number of trucks allowed to haul loads on public roadways during peak traffic hours;
- Requirement for keeping dust down on the public roadways located near the site of operation using a water truck or other means;
- Requirement for cleaning-up spills on public roadways;
- Establishment of the days/hours allowed for hauling, blasting, crushing, etc.;
- Establishment of a blasting plan;
- Limitation of the types of materials and equipment that can be stored at the site of operation;
- Requirement for a restoration plan; and
- Protection of the Eklutna River.

Finally the Council recommends the establishment of municipal or state laws requiring that all trucks hauling loads of sand/gravel/rock be covered on public roadways.

Council Comments ... P&Z Case No. 2007-002

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

Sincerely,



Linda Kovac

Secretary-Treasurer

Chugiak Community Council

Cc. Eklutna, Inc. -- via email
Assemblymember Anna Fairclough -- via email
Assemblymember Debbie Ossiander -- via email
The Honorable Charlie Huggins, Alaska Senator -- via email
The Honorable Bill Stoltze, Alaska Representative -- via email
CBERRRSA Board -- via email

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

DEC 15 2006

 Municipality of Anchorage
Zoning Division

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

2. View Comments:

Case Num: 2007-002

Zoning conditional use for a natural resource extraction

Location: A conditional use for a natural resource extraction in the PC Zoning District. T16N R1W, a portion of Sections 24, 25, and 26 S.M., AK (Site 1) and T15N R2W, a portion of Sections 26, 34 and 35 S.M., AK. (Site 4).

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

Public Comments

12/14/06

Chugiak Community Council Linda Kovac, Secretary-Treasurer

At the monthly meeting of the Chugiak Community Council (the "Council") held on November 16, 2006, the Council discussed Case No. 2007-002. This case is a request for a conditional use for natural resource extraction (gravel) on both sides of the Eklutna River on the west side of the Glenn Highway (PC Zoning District). ----- The Council unanimously passed a motion to request that the Municipality add conditions to the permit to: (1) Minimize impacts from sand/gravel/rock operations on surrounding neighborhoods, e.g., dust, noise, vibration, traffic, drainage, damage to the water table, damage to established water wells, etc.; (2) Reduce the impact to traffic on public roadways due to increased hauling; (3) Minimize possible damage to vehicles on public roadways caused by gravel and rocks falling from trucks. ----- Specifically the conditional use permit should include: Designation of haul routes; Limitation of the number of trucks allowed to haul loads on public roadways during peak traffic hours; Requirement for keeping dust down on the public roadways located near the site of operation using a water truck or other means; Requirement for cleaning-up spills on public roadways; Establishment of the days/hours allowed for hauling, blasting, crushing, etc.; Establishment of a blasting plan; Limitation of the types of materials and equipment that can be stored at the site of operation; Requirement for a restoration plan; and Protection of the Eklutna River. ----- Finally the Council recommends the establishment of municipal or state laws requiring that all trucks hauling loads of sand/gravel/rock be covered on public roadways.

080

Barrett, Al W. (Zoning)

From: mpar dsl [mpar@mtaonline.net]
Sent: Wednesday, January 03, 2007 9:37 PM
To: Barrett, Al W. (Zoning)
Cc: sbrunner@tkgaq.com
Subject: NRP Application 2007-002

Mr. Barrett,

Please find the attached email which the Thunderbrd Heights Homeowners Association wishes to make part of the record regarding the Natural Resources extraction permit #2007-002. Our association has serious concerns regarding public safety posed by the activities described in the permit application.

Alfred Barrett
Zoning Division
Municipality of Anchorage

Mr. Barrett,

The Thunderbird Heights Homeowners Association would like to express its concerns with the Natural Resource Development Permit application #2007-002. The Association has serious reservations regarding the processing of the gravel.

The site identified within the permit application and the method of transporting the gravel from the site will significantly increase the amount of industrial truck traffic along the Old Glenn Highway. There are safer and more economically effective methods for moving the gravel from the extraction site to the delivery point. The proposed site between the Old and New Glenn east of the river will increase the amount of dump truck traffic. This increase will create a traffic hazard for local traffic from our subdivision, those who live along the Eklutna road and those tourists that wish to visit the Chugach State Park facilities. With a rail spur available to the siding located west of the village of Eklutna, we strongly suggest that the Planning Department reject that portion of the project application that calls for the transport, processing and removal of the resource by truck from the proposed processing site identified between the New and Old Glenn highway and suggest that the applicant find a less intrusive method of transporting their product to market.

We are also concerned with the proposed hours of operation. Hours should be limited to 8:00 am to 4:30pm Monday through Friday. Operating 24/7 would negatively affect the quality of life of the residence of our subdivision and increase the potential for traffic accidents between local residence and the cycling dump truck.

Thank you for your attention to our concerns,

Steve Brunner, President
Thunderbird Heights Homeowners Association

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

FIRST CLASS MAIL

000-000-00-000

67 mailed
1/18/07

NOTICE OF PUBLIC HEARING - - Monday, February 12, 2007

Planning Dept Case Number: 2007-002

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

CASE: 2007-002
PETITIONER: Eklutna, Inc.
REQUEST: Master Plan Review PC Planned community district
TOTAL AREA: 405.0 acres
SITE ADDRESS:
CURRENT ZONE: PC Planned community district
COM COUNCIL(S): 1---Eklutna Valley 2---Chugiak 3---Birchwood

LEGAL/DETAILS: Master Plan Approval in the PC Zoning District. Located at T16N R1W, a portion of Sections 24, 25, and 26 S.M., AK (Site 1).

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, February 12, 2007 in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

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

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

Name: _____

Address: _____

Legal Description: _____

Comments: _____

083

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

FIRST CLASS MAIL

Bobbi Wells
Birchwood Community Council
19213 Sprucecrest Dr.
Chugiak, AK 99567

NOTICE OF PUBLIC HEARING - - Monday, February 12, 2007

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

084

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

FIRST CLASS MAIL

Marten Bangemann-Johnson
Chugiak Community Council
21973 Deer Park Dr.
Chugiak, AK 99567

NOTICE OF PUBLIC HEARING - - Monday, February 12, 2007

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Name: _____

Address: _____

Legal Description: _____

Comments: _____

085

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

FIRST CLASS MAIL

Don Jourdian
Eklutna Valley Community Council
P.O. Box 233253
Anchorage, AK 99523

NOTICE OF PUBLIC HEARING - - Monday, February 12, 2007

Planning Dept Case Number: 2007-002

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

CASE: 2007-002
PETITIONER: Eklutna, Inc.
REQUEST: Master Plan Review PC Planned community district
TOTAL AREA: 405.0 acres
SITE ADDRESS:
CURRENT ZONE: PC Planned community district
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Name: _____
Address: _____
Legal Description: _____
Comments: _____

086

4

APPLICATION

5

**POSTING
AFFIDAVIT**

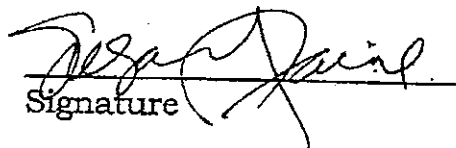


AFFIDAVIT OF POSTING

Case Number: 2007-002

I, Susie Paine, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Master Plan PC. The notice was posted on January 19, 2007 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 22 day of January, 2007


Signature

LEGAL DESCRIPTION

Tract or Lot T16N, R1W, S.M. AK
Block a portion of SEC 24, 25, 26
Subdivision

6

HISTORICAL INFORMATION

**PLANNING & ZONING
COMMISSION
MEETING
February 12, 2007**

Supplemental Information

**G.1. Case 2007-002
Master Plan Approval in the PC
Zoning District**

Double-sided

Municipality of Anchorage

MEMORANDUM

07-002
Eklutna Gravel
site/

DATE:	1/25/07
TO:	Jerry T. Weaver, Jr., Division Administrator Zoning Division, Planning Department
THRU:	Cathy Hammond, Physical Planning Supervisor, Planning Department
FROM:	Physical Planning Division Staff
SUBJECT:	Staff comments for Planning and Zoning Commission Case No. 2007-002; PC Master Plan for Natural Resource Extraction, Site 1 Alaska Aggregate Products

Natural Resource Extraction:

- Appendix B - wrong information; graphic represents previous processing site with conveyor under Eklutna River bridge, dated 8/23/06. Latest proposal drawing needs to be used here instead.
- AWWU valve vault (as depicted in Figure 4); this drawing differs from first submitted document but, still is dated 8/23/06. Shows the 100' buffer from Glenn Hwy shoulder (new feature). AWWU valve vault is located within this buffer but against the edge of proposed excavation. Clarify with AWWU if this is enough separation from the gravel extraction activity to protect the waterline. Clarify if there are maintenance crew access issues for AWWU.
- The applicant is working with the State Coastal Zone Management Program and the Corps of Engineers to verify whether wetlands and streams/rivers would be affected by the current gravel extraction activity proposal and to identify permitting required. COE is currently reviewing the hydrologic assessment report, which focused on the Eklutna River vicinity; but, they have yet to issue a determination.
- Environmental information is still lacking for the Phase 2 area. The applicant needs to consult with MOA—Watershed Management, as they have stream location data that is not otherwise mapped. The applicant should be aware that additional, previously unmapped wetlands, may be present in the Phase 2 area.
- The Anchorage Coastal Zone Management Plan (1987) included the Eklutna River corridor, along with the tributary to Edmonds Creek (wetland unit #105), within the Anchorage Coastal Zone Management Boundary. Before this conditional use is granted, additional hydrology and geological data may be required, to determine the effects of the gravel extraction on Eklutna River, and its resources. Additional information may be required to obtain permits or approvals from other State and/or

Federal Resource Agencies, and if granted, additional conditions and/or BMPs would be applied to ensure that the fishery resources would not be adversely affected.

- "AMC 21.45.210, the stream protection ordinance, is applicable to several streams on this site with minimum setbacks for streams identified as 25' (adjacent to uplands). Where wetlands are adjacent to streams/rivers, the Anchorage Wetlands Management Plan (AWMP, 1996) identifies setbacks under management strategies for each wetland unit affected (wetland units #102, #104 and #105). This proposal should adhere to the following AWMP Management Strategies:

1.) for unit #102, Eklutna River and Thunderbird Creek ("A" wetlands)...."*a precise wetland delineation will be required prior to permitting. A 65-foot setback shall be maintained along waterways/drainages.*" Note: ADF&G identifies Eklutna River as anadromous, which means that a 100-foot setback would be applicable.

2.) unit #104, Eklutna Flats ("B" wetlands)...."*drainageway/outlet stream west of Glenn Highway shall be preserved with 65-foot setback. Shall include drainage analysis and location of channel on permits.*"

3.) unit # 105, West of Glenn Highway - West of Edmonds Lake ("B" wetlands)...."*creek channel shall be maintained undisturbed. A master development plan shall be required including a hydrology analysis and shall include 65-foot setbacks from creeks. Drainageway and ephemeral flows shall be maintained. Other setbacks and fill restrictions may be required during the platting process.*" Unit #105 contains a tributary to Edmonds Creek.

- This site is located in Lowest, Moderate Low and Moderate Risk Seismic Zone per MOA mapping.
- The applicant has an accepted Material Site Reclamation Plan from the State DNR, Division of Mining, Land and Water, requiring that post-extraction, the area would be recontoured to meet the intended future use, subsoil replaced and seeding would be done with non-invasive species. It is recommended that reclamation be done concurrent with the gravel extraction in order to minimize the amount of disturbed land at any given time in the process, thus minimizing potential for stormwater and erosion problems. Concurrent with the MOA Revegetation Guide, use of native species is preferred. The overall reclamation plan should include Glenn Highway screening (30 feet width) per AO 84-254, section 11."

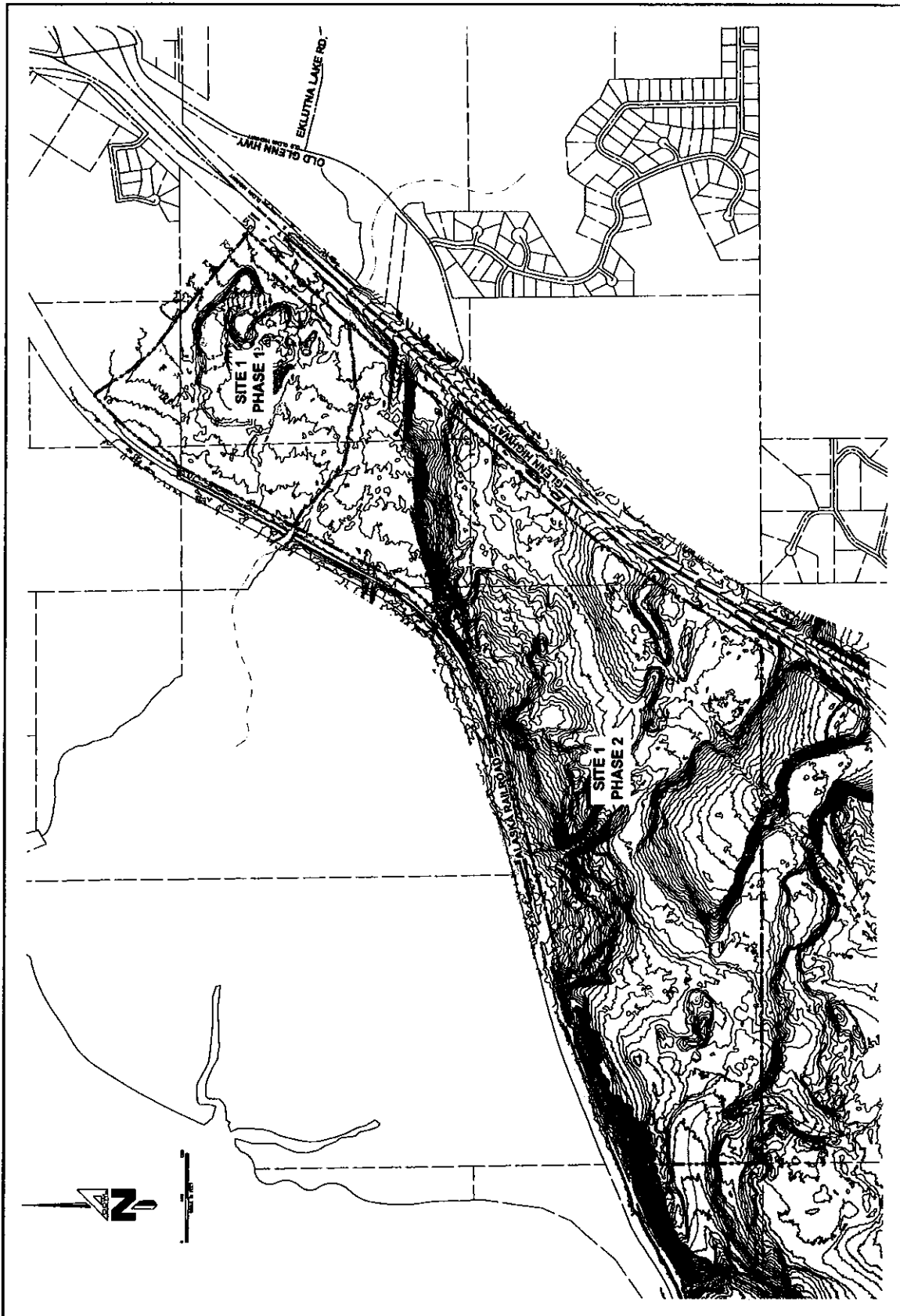
Chanlyut Estates Planned Community:

The adopted 2006 *Chugiak-Eagle River Comprehensive Plan Update* designates this area Development Reserve. "The Development Reserve classification is applied to areas that are generally suitable for development but whose location and absence of public facilities and lack of projected demand make near-term and intermediate-term development uncertain. Large-

lot, single-family residential development is allowed by right. A public master planning process with proposed rezonings to active development districts shall occur prior to other development."

The submittal includes a proposal for future development that may include commercial, residential and industrial uses in this area. Approval of this application should be conditioned so that prior to development of any uses other than the proposed natural resource extraction, a separate master planning process with public review and hearing is required.

POWER ENGINEERS 4041 "B" Street Anchorage, Alaska 99503 PHONE (907) 562-7000 FAX (907) 562-2833		SITE 1 - PHASING PLAN AAP EKLUTNA NATURAL RESOURCE EXTRACTION	
PROJECT NO. SHEET NO. DATE	CLIENT LOCATION SCALE MODEL 1"=400' VERT.	Figure 2	



An aerial photograph showing a landscape with a road and a river. The road, labeled 'ROAD 1', runs diagonally from the upper left towards the lower right. A river, labeled 'RIVER', flows parallel to the road on its right side. The terrain appears to be a mix of open land and some vegetation. The image is oriented horizontally on the page, with the top of the image on the left and the bottom on the right. A north arrow is located in the upper right corner of the image area, pointing towards the top of the page. The overall image is in black and white, with some graininess and high contrast.

Figure 4

Content Information

Content ID : 004882

Type: InfoMemorandum - AIM

Title: Transmittal of the Planning and Zoning Commission Case 2007-002; record and recommendation for approval of a PC, Planned Community District, Master Development Plan for portions of sections 24 and 25, T16N, R1W S. M. AK.

Author: weaverjt

Initiating Dept: Planning

Description: Transmittal of the Planning and Zoning Commission Case 2007-002; record and recommendation for approval of a PC, Planned Community District, Master Development Plan for portions of sections 24 and 25, T16N, R1W S. M. AK.

Date Prepared: 3/8/07 3:59 PM

Director Name: Tom Nelson

Assembly

Meeting Date 4/10/07

MM/DD/YY:

Public Hearing

Date MM/DD/YY: 4/10/07

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllAIMSWorkflow	3/8/07 4:03 PM	Checkin	weaverjt	Public	004882
Planning_SubWorkflow	3/13/07 9:44 PM	Approve	nelsontp	Public	004882
ECD_SubWorkflow	3/14/07 11:33 AM	Approve	thomasm	Public	004882
MuniManager_SubWorkflow	3/16/07 2:25 PM	Approve	leblancdc	Public	004882
MuniMgrCoord_SubWorkflow	3/16/07 4:01 PM	Approve	abbottmk	Public	004882

M.O.A
 2007 MAR 19 AM 9:18
 CLEMNS OFFICE