

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: August 14, 2007

CLERK'S OFFICE

Anchorage, Alaska

APPROVED

AO 2007-111

Date: 9-11-07

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING OF APPROXIMATELY TEN (10) ACRES:

A) FROM GOS (GIRDWOOD OPEN SPACE DISTRICT) AND GR-2 (SINGLE
FAMILY AND DUPLEX DISTRICT) TO GOS (GIRDWOOD OPEN SPACE
DISTRICT); AND

B) FROM GOS (GIRDWOOD OPEN SPACE DISTRICT) AND GCR-1
(COMMERCIAL RECREATION – GOLF/NORDIC SKI) TO GR-2 (SINGLE
FAMILY AND DUPLEX DISTRICT); AND

C) FROM GOS (GIRDWOOD OPEN SPACE DISTRICT) TO GR-4 (MULTI
FAMILY DISTRICT);

ALL AS SHOWN ON EXHIBIT 'A,' FOR ALPINE VIEW ESTATES SUBDIVISION,
PHASE 2, TRACT B AND A PORTION OF SUPPLEMENTAL CADASTRAL
SURVEY, TRACT 17C, GENERALLY LOCATED SOUTH OF ALYESKA HIGHWAY
AND EAST OF GLACIER CREEK.

(Girdwood Board of Supervisors) (Planning and Zoning Commission Case 2007-082)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described
property as GOS, GR-2, GR-4 with Special Limitations:

Alpine View Estates Subdivision, Phase 2, Tract B and a portion of Supplemental
Cadastral Survey, Tract 17C, generally located south of Alyeska Highway and east of
Glacier Creek, containing approximately ten acres, as shown on Exhibits "A," "B" and
"C." The approximate zoning district boundaries are shown on Exhibit "B."

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

1. Boundaries of the rezone and land exchange areas, as shown on Exhibit "A," are only
approximate at this time. The rezoning shall not become effective until:

a. The boundary area of the HLB Parcel 06-36 is surveyed to establish the eastern most boundary of the Class A Wetland. Once the Class A Wetland boundary has been more accurately established, the HLB parcel shall be platted to establish a 25 foot boundary that extends beyond the edge of the wetland. This 25-foot "buffer" shall remain in HLB ownership; other boundaries of the HLB parcel shall be enlarged in order to convey 1.93 acres to Glacier View LLC.

b. The north boundary of the HLB parcel shall be platted to reflect a 75 foot stream setback, except where adjacent to uplands, in which case the parcel boundary shall have a 25-foot stream setback. The 25 and 75-foot setbacks shall remain in HLB ownership.

c. After final surveying of parcel boundaries, the applicant shall resolve water and sewer utility easements with AWWU.

d. Final alignment of internal local roads and perimeter collector roads will depend on stream and wetland locations, soils suitability tests, and other engineering requirements, and may result in minor changes to lot lines and zoning district boundaries. Such changes will be subject to an Administrative Review.

2. Special Limitations:

a. Alpine View zoning amendment areas #1 and #2 shall have a 75-foot stream setback, except where adjacent to uplands, in which case the setback shall be 25 feet.

b. Due to stream, wetland, and other environmental considerations, density on the 2.5 acre Amendment Area #2 GR-4 rezone shall be limited to a maximum of eight dwelling units per acre, and subject to administrative site plan review.

3. All other requirements of AO 2005-72 (S), and the Land Exchange Agreement, dated February 22, 2007, remain in effect.

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

Section 4. This ordinance shall become effective within ten (10) days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire and be null and void if the written consent is not received within one hundred twenty (120) days after the date on

1 which this ordinance is passed and approved. The Director of the Planning Department
2 shall change the zoning map accordingly.
3
4

5 PASSED AND APPROVED by the Anchorage Assembly this 11th
6 day of September 2007.
7

ATTEST:

Chair

Beth S. Gundersen
Municipal Clerk

8

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2007- 111	Title: An Ordinance amending the zoning map and providing for the rezoning of approximately 10 acres from GOS and GR-2 and GCR-1 to GOS and GR-2 and GR-4; for Tract B Alpine View Estates Subdivision, Phase 2 and a portion of Supplemental Cadastral Survey, Tract 17C, generally located south of Alyeska Highway and east of Glacier Creek.
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Sponsor:
Preparing Agency: Planning Department
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (In Thousands of Dollars)

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

REVENUES:

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

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezone should have no significant impact on the public sector. The rezone is part of a land exchange, and there is no net change in the amount of land being rezoned from residential districts to open space districts.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezone should have no significant economic impact on the private sector other than to change the location of the residential districts.

Property Appraisal notes:

Prepared by: Jerry T. Weaver Jr. Telephone: 343-7939

Validated by OMB: _____ Date: _____

Approved by: _____ Date: _____
(Director, Preparing Agency)

Concurred by: _____ Date: _____
(Director, Impacted Agency)

Approved by: _____ Date: _____
(Municipal Manager)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 473 -2007

Meeting Date: August 14, 2007

From: Mayor

Subject: Planning and Zoning Commission Case 2007-082 recommendation of approval to rezone a total of approximately ten (10) acres for Alpine View Estates Subdivision, Tract B and a portion of Supplemental Cadastral Survey, Tract 17C, generally located south of Alyeska Highway and east of Glacier Creek:

- a) From GOS (Girdwood Open Space District) and GR-2 (Single Family and Duplex District) to GOS (shown as area "1" on the attached map); and
- b) From GOS and GCR-1 (Commercial recreation – golf/Nordic ski) to GR-2 (shown as HLB parcel on the attached map); and
- c) From GOS to GR-4 (Multi family District) (shown as area "2" on the attached map).

1
2 This is a request by Glacier View, LLC to rezone several tracts totaling
3 approximately ten acres. The rezoning request involves a land trade between the
4 Municipality and Glacier View LLC. The land trade has been approved by the
5 Municipal Assembly and Heritage Land Bank subject to the applicant rezoning and
6 replatting the properties. There are also other requirements with which the applicant
7 must comply. The land exchange agreement is attached. Glacier View LLC is
8 required to rezone and replat the properties as part of the land exchange, and pay all
9 the costs (floodplain studies, stream mapping, etc.) associated with the rezone and
10 replat.

11
12 An amendment to the Girdwood Area Plan (GAP) is also required which has been
13 approved by the Planning and Zoning Commission and will be scheduled for
14 Assembly approval in the near future.

15
16 In summary, the applicant will be giving the Municipality approximately
17 8.7 acres of GOS and GR-2 (to be rezoned GOS) property. In exchange,

1 the applicant will maintain ownership of a 2.5-acre parcel, rezoned from
2 GOS to GR-4, and will gain a 1.9-acre parcel from the Municipality
3 rezoned from GOS and GCR-1 to GR-2.

4
5 The Planning and Zoning Commission recommends rezoning the property with the
6 Special Limitations and Effective Clauses and all other requirements of the Land
7 Exchange Agreement. The vote was 6 ayes, 0 nays.

8
9 The request is in compliance with the *Girdwood Area Plan* and the proposed uses are
10 compatible with the surrounding area. The Girdwood Land Use Committee and
11 Board of Supervisors support the land exchange and rezoning.

12
13 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING
14 COMMISSION RECOMMENDATION FOR THE REZONING.

15
16 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

17 Concur: Tom Nelson, Director, Planning Department

18 Concur: Mary Jane Michael, Executive Director, Office of Economic and
19 Community Development

20 Concur: James Reeves, Municipal Attorney

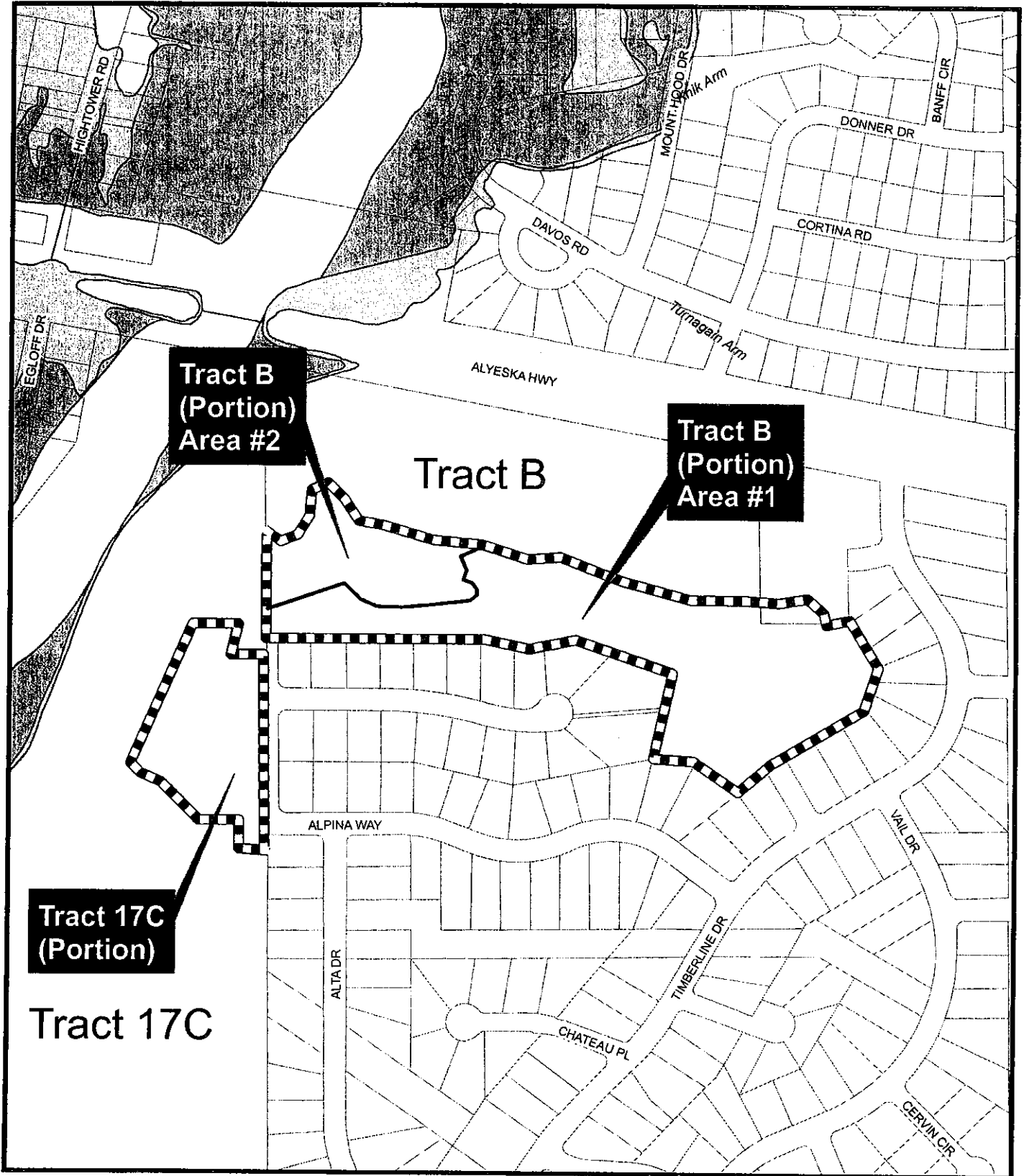
21 Concur: Denis C. LeBlanc, Municipal Manager

22 Respectfully submitted, Mark Begich, Mayor

23

REZONE 2007-082

Exhibit A



Flood Limits

	100 Year
	500 Year
	Floodway



HLB 1.93 acres
GOS & GCR-1
TO GLACIERVIEW
TO BECOME GR-2

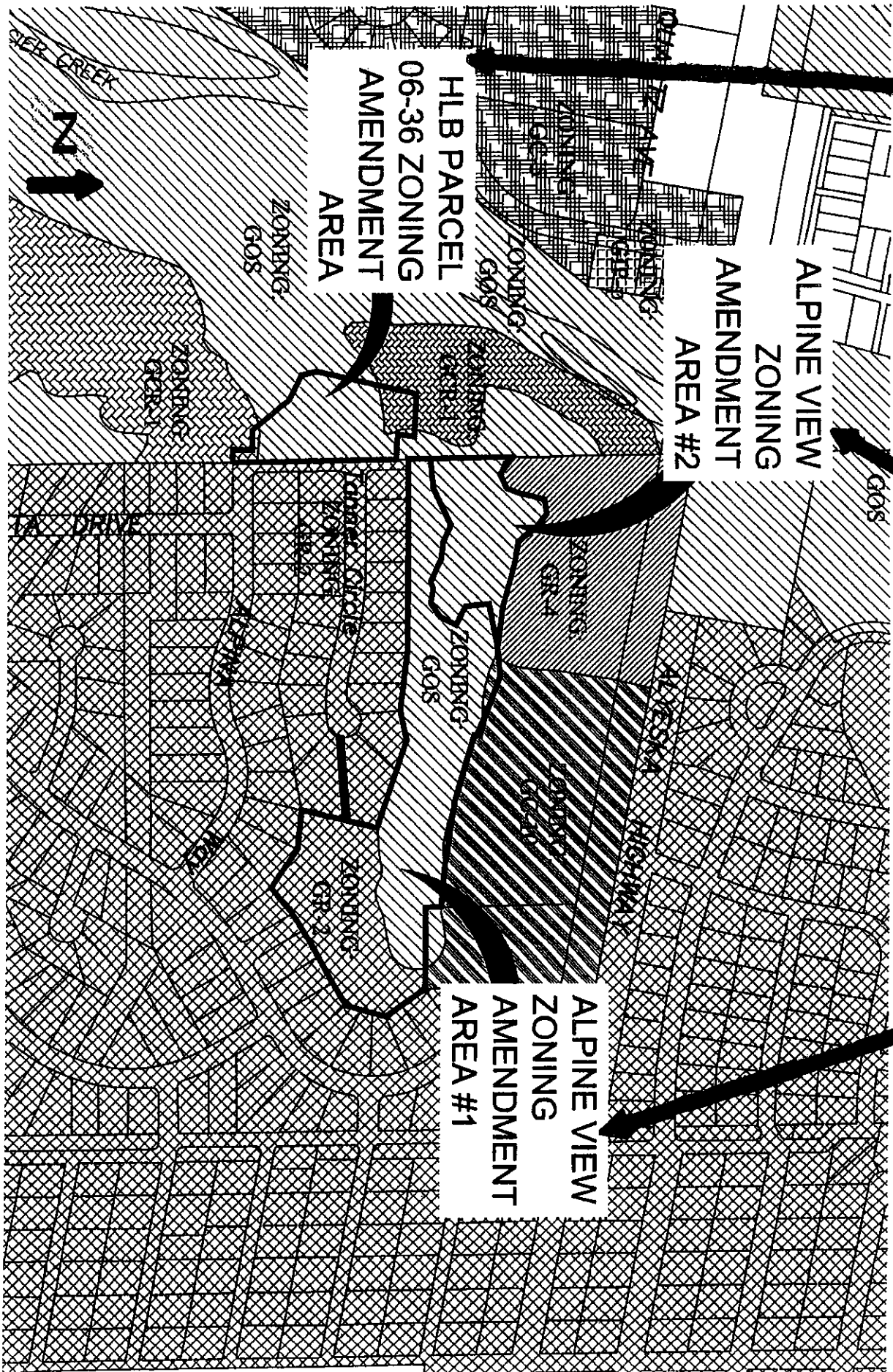
AREA 2
TO BECOME GR-4

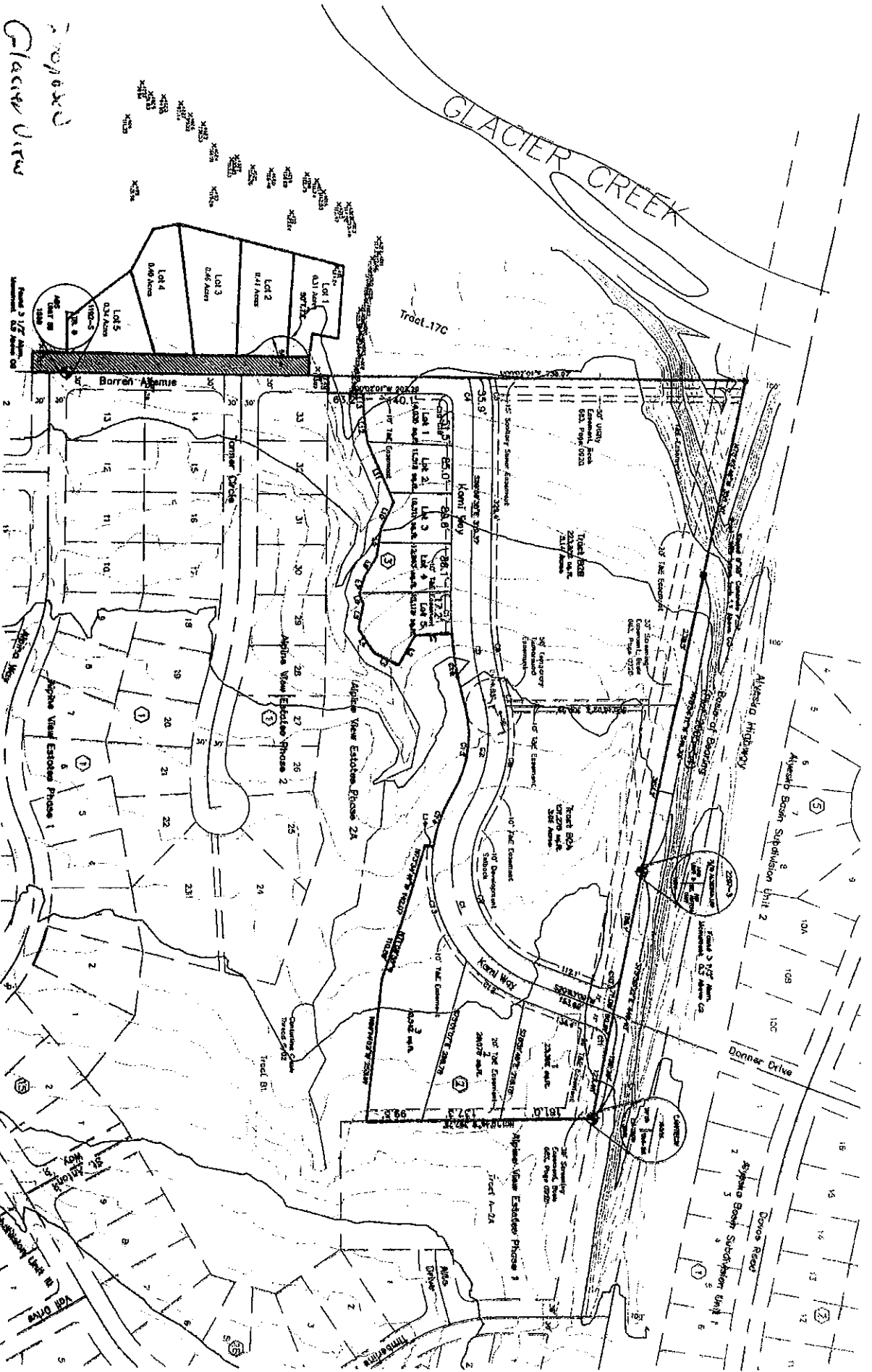
AREA 1 8.74 acres
GOS & GR-2
TO THE MUNI
TO BECOME GOS

ALPINE VIEW
ZONING
AMENDMENT
AREA #2

ALPINE VIEW
ZONING
AMENDMENT
AREA #1

HLB PARCEL
06-36 ZONING
AMENDMENT
AREA





Proposed
Glacier View
Subdivision
S-11593-1
Approved 7-18-2017

Exhib. C

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2007-036

A RESOLUTION APPROVING A REZONING FROM 1) GOS (GIRDWOOD OPEN SPACE) AND GR-2 (GIRDWOOD SINGLE FAMILY AND DUPLEX DISTRICT) TO GOS, SHOWN AS AMENDMENT AREA 1 ON EXHIBIT A; 2) FROM GOS AND GCR-1 (GIRDWOOD COMMERCIAL RECREATION – GOLF COURSE/NORDIC SKIING) TO GR-2, SHOWN AS HLB PARCEL AMENDMENT AREA ON EXHIBIT A; 3) FROM GOS TO GR-4 (GIRDWOOD MULTIFAMILY DISTRICT), SHOWN AS AMENDMENT AREA 2 ON EXHIBIT A; FOR TRACT B AND TRACT 17C, ALPINE VIEW ESTATES SUBDIVISION, PHASE 2, GENERALLY LOCATED ON THE SOUTH SIDE OF THE ALYESKA HIGHWAY AND EAST OF GLACIER CREEK.

(Case 2007-082, Tax I.D. No. 075-163-39; 075-104-01)

WHEREAS, a request has been received from Glacier View ,LLC to rezone property totaling approximately ten (10) acres from 1) GOS (Girdwood open space) and GR-2 (Girdwood single family and duplex district) to GOS, shown as Amendment Area 1 on Exhibit A; 2) from GOS AND GCR-1 (Girdwood commercial recreation – golf course/Nordic skiing) to GR-2, shown as HLB Parcel Amendment Area on Exhibit A; 3) from GOS TO GR-4 (Girdwood multifamily district), shown as Amendment Area 2 ON Exhibit A; for Tract B and Tract 17C, Alpine View Estates Subdivision, Phase 2, generally located on the south side of the Alyeska Highway and east of Glacier Creek.

WHEREAS, notices were published, posted and 179 public hearing notices were mailed and a public hearing was held on June 4, 2007.

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

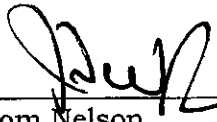
A. The Commission makes the following findings of fact:

1. A land exchange between Glacier View LLC and the Municipality was recommended by Heritage Land Bank and approved by the Assembly in 2005, subject to Glacier View LLC a) amending the Girdwood Area Plan, b) rezoning the property to appropriate districts, and c) replatting the property. This action is the rezoning of the property. Glacier View LLC must also comply with the requirements of AO 2005-72(S) and the Land Exchange Agreement dated 22 February 2007.
2. The land exchange and rezoning will guarantee that certain environmentally sensitive areas will come into public ownership and never be rezoned nor developed.
3. The Girdwood Land Use Committee and the Girdwood Board of Supervisors support the land exchange subject to the plan amendment, rezoning, and replatting. Public concerns centered on the potential loss of open space, but there is no net loss of open space and there was no public opposition expressed at the public hearing.


4. Glacier View LLC will bear all expenses associated with the plan amendment, rezoning, and replatting.
- B. The Commission recommends the above rezoning be APPROVED by the Anchorage Assembly, subject to the following Special Limitations and Effective Clauses:
1. Boundaries of the rezone and land exchange areas are only approximate at this time. The rezoning shall not become effective until:
 - a. The boundary area of the HLB Parcel 06-36 shall be surveyed to establish the eastern most boundary of the Class A wetland. Once the Class A wetland boundary has been more accurately established, the HLB parcel shall be platted to establish a 25 foot boundary that extends beyond the edge of the wetland. This 25 foot "buffer" shall remain in HLB ownership; other boundaries of the HLB parcel shall be enlarged in order to convey 1.93 acres to Glacier View LLC.
 - b. The north boundary of the HLB parcel shall be platted to reflect a 75 foot stream setback, except where adjacent to uplands, in which case the parcel boundary shall have a 25 foot stream setback. The 25 and 75 foot setbacks shall remain in HLB ownership.
 - c. After final surveying of parcel boundaries, the applicant shall resolve water and sewer utility easements with AWWU.
 - d. Final alignment of internal local roads and perimeter collector roads will depend on stream and wetland locations, soils suitability tests, and other engineering requirements, and may result in minor changes to lot lines and zoning district boundaries. Such changes will be subject to Administrative Review.
 2. Special Limitations:
 - a. Alpine View zoning amendment areas #1 and #2 shall have a 75 foot stream setback, except where adjacent to uplands, in which case the setback shall be 25 feet.
 - b. Due to stream, wetland, and other environmental considerations, density on the 2.5 acre Amendment Area #2 GR-4 rezone shall be limited to a maximum of eight dwelling units per acre and subject to administrative site plan review.
 3. All other requirements of AO 2005-72 (S), and the Land Exchange Agreement dated 22 February, 2007 remain in effect.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission
on the 4th day of June 2007.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this
9th day of July 2007.



Tom Nelson
Secretary



Toni M. Jones
Chair

(Case 2007-082, Tax I.D. No. 075-163-39; 075-104-01)

Draft 6-4-07
PZC

2. **2007-086** Glacier View LLC. A request to amend the Girdwood Area Plan, designating open space (GOS) as residential and residential (GCR-1, GR-2, GR-3, GR-4) to GOS for approximately 10.3 acres from GCR-1 and GOS to GR-2, from GR-2 and GOS to entirely GOS, and from GOS to GR-4. Alpine View Estates Phase 2, Tract B and T10N R2E Section 17 S.M., AK Tract 17C. Located south of the Alyeska Highway and west of Timberline Drive.

3. **2007-0682** Glacier View LLC. A request to rezone approximately 10.3 acres from GCR-1 and GOS to GR-2, from GR-2 and GOS to entirely GOS, and from GOS to GR-4. Alpine View Estates Phase 2, Tract B and T10N R2E Section 17 S.M., AK Tract 17C. Located south of the Alyeska Highway and west of Timberline Drive.

Staff member AL BARRETT explained the first case is an amendment to the Girdwood Area Plan (GAP) and the second is a rezoning. These actions result from a 2005 land exchange agreement between Glacier View LLC and the Municipality of Anchorage (MOA) represented by the Heritage Land Bank (HLB). The Department has supported the land exchange since the agreement in 2005. Physical Planning prepared an evaluation of the land exchange and the Department's support was unqualified. The Department reviewed community facilities (primarily roads and parks), public utilities, the potential mix of uses (generally residential and commercial), land use compatibility, and the GAP for this area. Nothing has changed since that evaluation. The Department continues to support the land exchange. The first item to affect this exchange is to amend the GAP, the second is to rezone the areas to the appropriate new districts, and the third is to plat the parcels for the actual exchange. The platting will likely be the most difficult process because the properties are wet, Glacier Creek traverses the site, and the road alignments will depend on creeks, wetlands, and suitable soils. The Department recommends approval of the amendment to the GAP.

MR. BARRETT stated that for case 2007-082, 179 public hearing notices were mailed, two were received in mild opposition, which he suspected were because they did not understand the details of the land exchange, and one was received in support. The Girdwood Land Use Committee and the Girdwood Board of Supervisors support the rezoning and the GAP amendment. MR. BARRETT reviewed the boundaries of the exchange as shown on page 02 of the packet in case 2007-082. He indicated the MOA currently owns a 1.9-acre site that is Girdwood Open Space (GOS) property; there are two pieces at the north and south zoned Girdwood Commercial Recreation 1 (GCR-1), which means golf course or Nordic skiing). If the exchange is approved, the GOS and GCR-1 areas will go into ownership of Glacier View LLC and the land will be rezoned GR-2 for single-family and/or duplex. Further to the east is an area zoned GOS. Some of that area is wet. That land is owned by Glacier View LLC and it will stay in their ownership but will be rezoned GR-4 for multi-family development with this rezoning. Because of soils and wetlands issues and the existence of a branch of the creek, the Department is recommending a density limitation of 8 dwelling units per acre (DUA). The area furthest to the east is 8.75 acres and is owned by Glacier View LLC and is zoned GOS and GR-2. This property would come under MOA ownership and it would become entirely GOS, if this rezoning were approved. This has pleased residents on Alpina and Timberline. Vis-à-vis the requirements for a rezoning, the rezoning would conform to the GAP if case 2007-086 is approved. The change is essentially a shuffle of zonings and the environmental conditions are so widespread that there is no particular zoning district that is more appropriate in one area than another. In terms of the cumulative effect of the rezoning, this is essentially a shuffling of uses; the existing uses will either be buffered from any changes or the changes will be compatible with existing uses. Transportation and drainage will be the preliminary concerns. New roads are being installed and the area is wet. A 60-foot collector will be built. The applicant intends to develop this property over the next three to seven years after all approvals are in place. The conditions include special limitations and effective clauses to address concerns.

COMMISSIONER JOSEPHSON asked if the commentators from the public misunderstood what is being done, given that they indicated they like open spaces and they do not want developed park uses or high density residential. MR. BARRETT agreed that the commentators like open space and do not want developed

recreational uses, which will not happen because the area is too wet and the reviewers do not even favor constructed trails. He thought some of the homeowners did not understand the proposal, particularly regarding the GR-4, which it is adjacent to existing GR-4. That land is uplands and is more suitable for higher density development. Furthermore, the new area south of the GR-4 that would become GR-4 does not represent a net loss of GOS because other GOS is being created. In addition, the density will be 8 DUA and the development will be buffered by a wide GOS property and Glacier Creek. COMMISSIONER JOSEPHSON remarked that although the MOA gets a net acreage gain, his sense is that the land is inferior. MR. BARRETT responded that in 2005 the HLB noted that in the initial land exchange. The advantage to the MOA is that the GR-2 property, which is marginally developable, will be taken out of development status and put into open space. In return, the applicant will be given a slight density increase for the property to the south of the GR-4. The property currently owned by HLB has a possible Class A or Class C wetland and a branch of Glacier Creek runs across the north end of it; nothing more will be gained by the applicant than what could be done under the GR-2 that the petitioner is relinquishing. COMMISSIONER JOSEPHSON asked if the proposed golf course is to the southwest of parcel 0636. MR. BARRETT replied that GOS zoning allows open space, whereas golf courses are allowed in GCR-1. COMMISSIONER JOSEPHSON asked if the golf course is a fate accompli. MR. BARRETT did not have the answer. He noted that the area is encumbered by Class A wetland and Glacier Creek and would be marginal for a golf course. COMMISSIONER JOSEPHSON asked who initially proposed the land exchange. MR. BARRETT presumed it was the petitioner, Glacier View LLC. COMMISSIONER JOSEPHSON asked why some more significant land use exchanges have been on the ballot and this is not. MR. BARRETT was aware that in 2005 the Department prepared a position paper that went to the HLB Advisory Committee, which took it to the Assembly where it was approved.

COMMISSIONER ISHAM noted on page 7 of case packet 2007-082 that the Girdwood Board of Supervisors did not give written comments, but Staff said they have indicated verbal agreement. MR. BARRETT explained that at the time the report was written there was nothing in writing, but since that time the Girdwood Board of Supervisors has submitted written comment.

COMMISSIONER JOSEPHSON noted the packet indicates that the 25-foot buffer will remain in HLB ownership and other boundaries of the HLB parcel shall be enlarged in order to convey 1.93 acres to Glacier View LLC. He understood that the city wants to protect the wetlands, but will give the petitioner 1.9e acres in any case. In the next paragraph that same guarantee is not made. MR. BARRETT stated that any boundary adjustments would reflect that kind of equivalency.

The public hearing was opened.

TONY HOFFMAN, representing the petitioner, stated the land exchange agreement is in the packet. He clarified that the property to the east of the property line is being developed under a current Corps of Engineers (COE) fill permit. The petitioner is familiar with the soil conditions and wetlands in the area. To the west of the boundary the petitioner is mapping the edge of the Class A/Class C boundary, to be verified by the MOA Wetlands Coordinator. It will be difficult to capture 1.93 acres, given the issues on the property. To the west is an alignment for the Alyeska Highway that must also be considered. The 1.93-acres is constrained on all four sides. The petitioner is currently in a platting action and the plat is scheduled for hearing on July 19, 2007.

COMMISSIONER JOSEPHSON commented on the public hearing comment from individuals on Timberline on page 45 of the packet in case 2007-082 and asked if the commentators understand where the change will occur. MR. HOFFMAN believed there was a misunderstanding on the part of that commentators. He stated that what is currently zoned GR-2 will become open space, rather than potentially being developed with homes. If they understood that the density is being transferred to open space, he did not believe they would object. Most people see the wetland along the east. The exchange creates a larger open space.

The public hearing was closed.

COMMISSIONER JOSEPHSON asked if Mr. Barrett concurred with Mr. Hoffman that the commentators on page 45 misunderstand the area that will become GR-4. MR. BARRETT indicated he did agree with Mr. Hoffman. The most common concern with the telephone calls he received began with an explanation of the meanings of the zoning districts. The residents along Timberline, including the commentators referenced, did not realize that the rear of their property would back up to open space rather than a home. There will be a loss of some area in the GR-4 area,

but that has been identified by the wetlands reviewers as appropriate for the land exchange.

COMMISSIONER PALMER moved for approval of case 2007-086, Amendment to the Girdwood Area Plan, subject to the three Department recommendations. COMMISSIONER ISHAM seconded.

COMMISSIONER PALMER supported his motion, noting that after reading the evidence, listening to the Staff report, and hearing the petitioner it is apparent a great deal of work has been involved in surveying and examining the parcels involved in this request. He believed the open space, recreational, and residential rezonings are in the city's interest.

CHAIR JONES noted that the Commission's approval is advisory to the Assembly.

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

NAY: None

PASSED

COMMISSIONER PALMER moved for approval off case 2007-082, a request to rezone 10 acres, subject to Staff recommended Effective Clause 1.a, 1.b, 1.c, and 1.d and Special Limitations 2.a and 2.b. COMMISSIONER ISHAM seconded.

COMMISSIONER PALMER stated this action is necessary to implement the intent of the GAP amendment. From the Staff's report and written materials and testimony, it is apparent this action will benefit the city.

COMMISSIONER JOSEPHSON supported the motion with some hesitancy given the concerns that were expressed. Without visiting the site, his sense is that the HLB will receive unusable land. His other concern is that Glacier View LLC is aware the land is not usable. There are comments on page 92 from AWWU asking what makes this situation unique when in past platting actions some developers have voluntarily dedicated parks, open spaces, greenbelts, etc. without expectation of land trade or compensation. He viewed this exchange as being linked to the golf course. He assumed the properties to the south of Parcel 06-36 are for the golf course. Girdwood residents have decided on an atmosphere and appearance for their community and he thought they

feared they would lose that character. He supported the motion because every agency supports the proposal.

CHAIR JONES noted regarding AO 2005-72(S) authorizing the land exchange that Section 2 has some very key language where it states, "This ordinance shall be effective upon corresponding amendments to the Girdwood Area Plan recommended by the Planning and Zoning Commission and approved by the Anchorage Assembly." This means nothing is final until there is a final review by the Assembly.

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

NAY: None

PASSED

**PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING**

G.3.

DATE: June 4, 2007

CASE NO.: 2007-082

APPLICANT: Glacier View LLC

REPRESENTATIVE: Lantech, Inc.

REQUEST: A request to rezone a total of approximately 10 acres:

a) From GOS (Girdwood Open Space District) and GR-2 (Single Family and Duplex District) to GOS (shown as area 1 on the attached map); and

b) From GOS and GCR-1 (Commercial recreation – golf/Nordic ski) to GR-2 (shown as HLB parcel on the attached map); and

c) From GOS to GR-4 (Multi family District) (shown as area 2 on the attached map).

LOCATION: Alpine View Estates Phase 2, Tract B and Tract 17C

SITE ADDRESS: Barren Avenue, Tanner Circle, Alyeska Highway

COMMUNITY COUNCIL: Girdwood Board of Supervisors

TAX NUMBER: 075-163-39; 075-104-01/Grid SE 4815

ATTACHMENTS:

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

HLB 1.93ae.
GOS + GCR-
to Glacier View
to become GR-

to become
GR-4

great! 8.74 ac
GOS + GR. 2
to the Moon
to become GOS

ALPINE VIEW ZONING AMENDMENT AREA #2

**HLB PARCEL
06-36 ZONING
AMENDMENT
AREA**

**ALPINE VIEW
ZONING
AMENDMENT
AREA #1**

ZONING:
GOS

JOINTLY OWNED

London Circle

3110

100

100

THE

ENDING

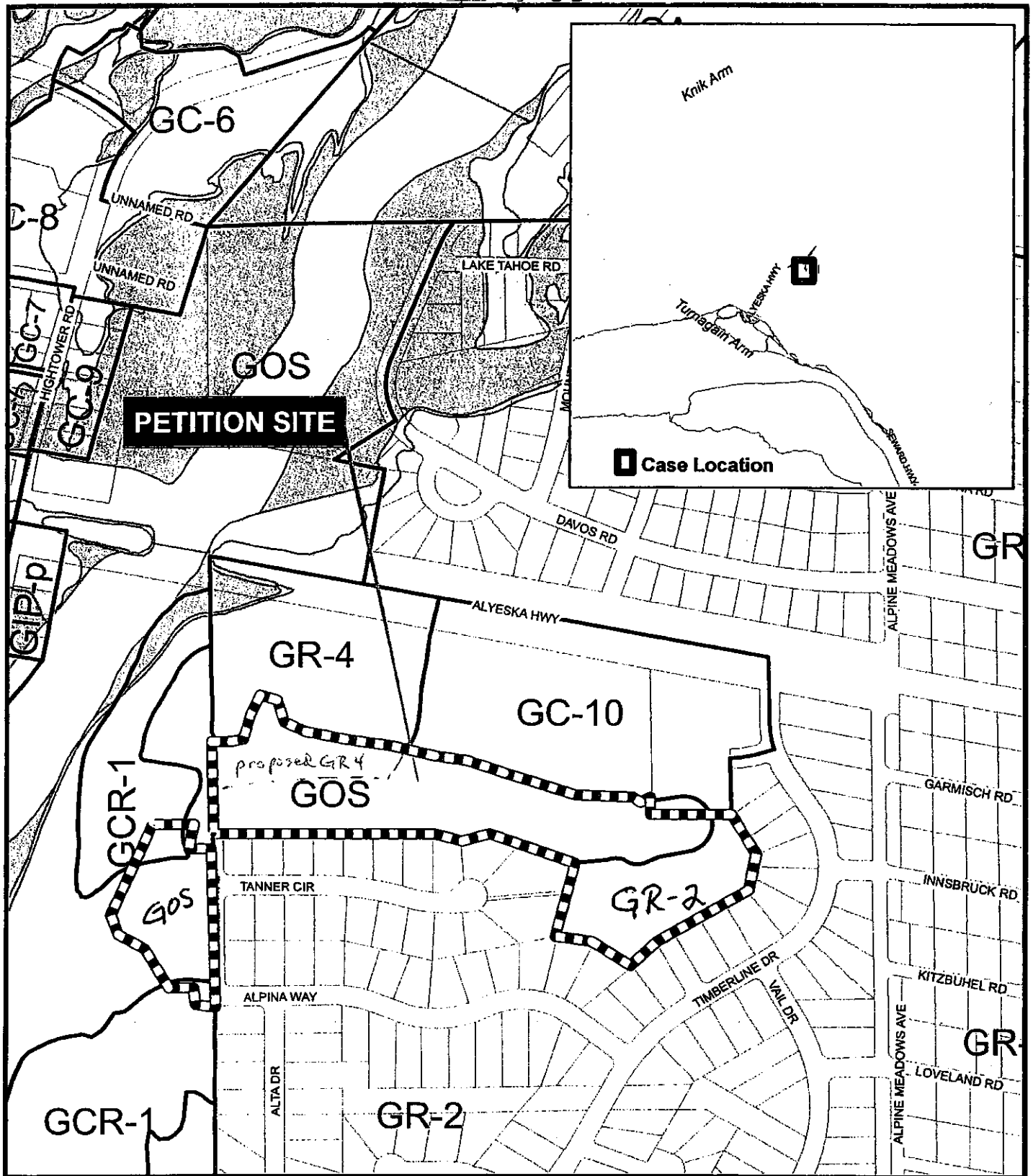
DRIVE



JOHN COOPER

014

REZONE 2007-082



Municipality of Anchorage
Planning Department

Date: April 12, 2007

Flood Limits
 100 Year
 500 Year
 Floodway



015

SITE:

Acres: 10 acres
Vegetation: Natural vegetation
Zoning: GCR-1 (Commercial recreation – golf/Nordic ski), GOS (Open space), GR-2 (Residential - single and two family), GR-4 (Multiple family)
Topography: Generally level
Existing Use: Vacant
Soils: Public Sewer and Water lines located in right-of-way

COMPREHENSIVE PLAN:

Classification: Residential; Commercial; Open Space
Density: Up to 20 du/a in GR-4

APPLICABLE LAND USE REGULATIONS:

	<u>GR-2 Zoning</u> <u>AMC 21.09.060 B.1.</u>	<u>GR-4 Zoning</u> <u>AMC 21.09.060 B.1.</u>
Height limitation:	35 feet	35 ft
Lot size:	Single family 10,400 sq ft, or 50,000 sq ft if no sewer service. Duplex 16,800 sq ft, or 50,000 sq ft if no sewer service.	12,500 sq ft
Lot coverage:	25% for lots >15,000 sq ft, 30% otherwise.	40%
Density/acre:	2-4 with sewer service; <1 without sewer service	4-8 by site plan review 8-20 by conditional use
Yards		
Front	20 ft, except 25 abutting Alyeska Highway	20 ft, except 25 abutting Alyeska Highway
Side	10 ft, except one side yard may be reduced up to 5 ft, if the difference is added to the other side yard	10 ft, except one side yard may be reduced up to 5 ft, if the difference is added to the other side yard

Rear	15 ft; 20 ft for lots > 1 acre. Rear yards may be reduced up to 5 ft, if the difference is added to the front yard	15 ft; 20 ft for lots > 1 acre. Rear yards may be reduced up to 5 ft, if the difference is added to the front yard
Landscaping	At least 30% of the lot must remain in natural vegetation, and total permeable area must be at least 50%	At least 20% of the lot must remain in natural vegetation, and total permeable area must be at least 40%

SURROUNDING AREA:

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	GC-10; GR-4	GR-2	GR-2	GOS
Land Use:	Vacant	Single Family	Single Family	Open space

PROPERTY HISTORY:

09-02-56	Plat 05-054	Plat of Alpine View Subdivision
03-14-05	Plat S10930	Preliminary Plat
2005	Area wide	Girdwood Comp Plan and Zoning

SITE DESCRIPTION AND PROPOSAL:

This rezoning request involves a land trade between the Municipality and Glacier View LLC. The land trade has been approved by the Assembly and Heritage Land Bank subject to the applicant rezoning and replatting the properties. There are also other requirements with which the applicant must comply. The land exchange agreement is attached. Glacier View is required to rezone and replat the properties as part of the land exchange, and bear all the costs (floodplain studies, stream mapping, etc.) associated with the rezone and replat. An amendment to the Girdwood Area Plan (GAP) is also required, that is case 2007-086.

The total amount of land involved in the trade and rezone is approximately ten acres. The following descriptions refer to the map shown on the next page.

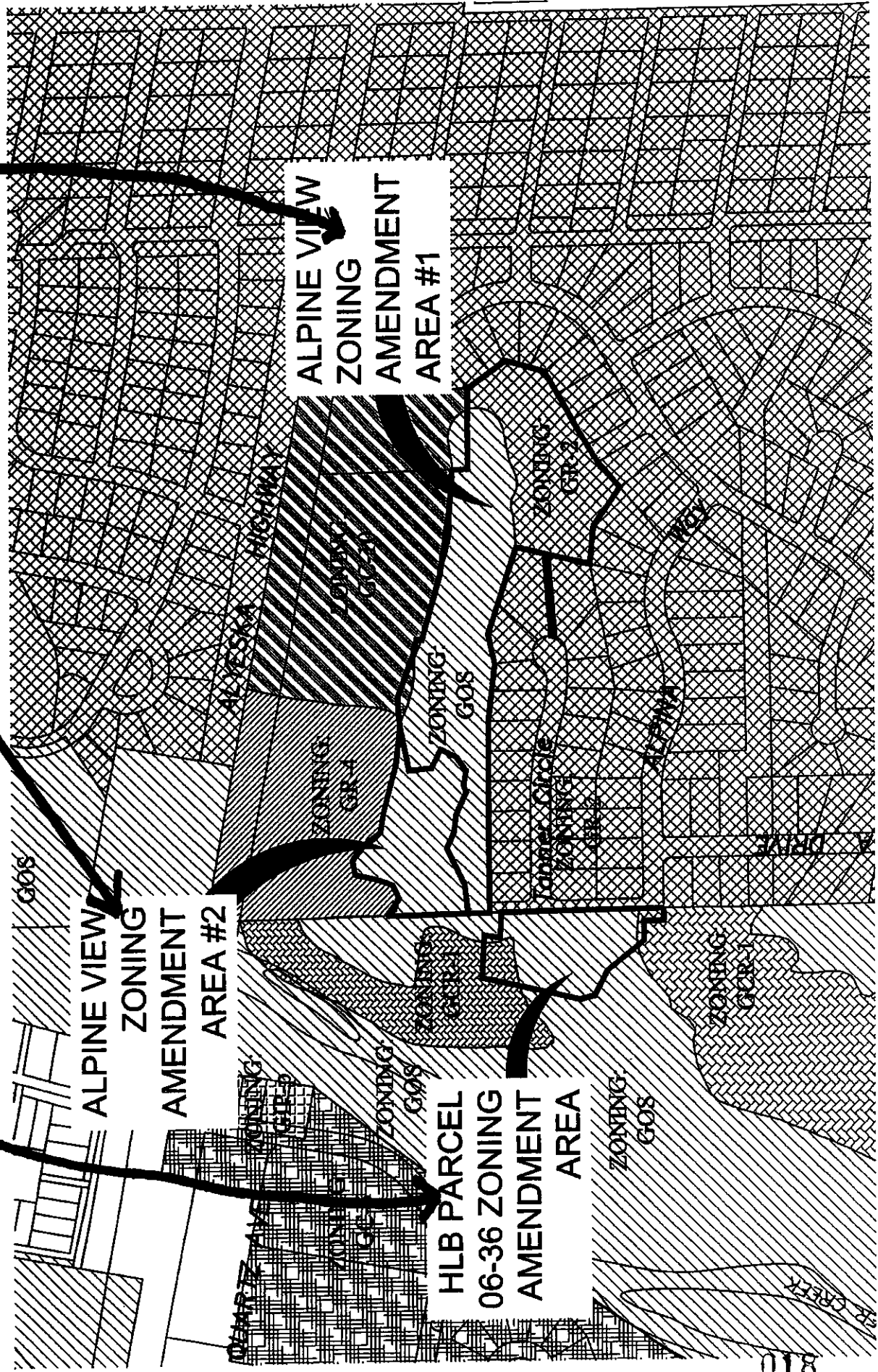
On the right hand side of the map page is the label "Alpine View zoning amendment area #1." This property is currently owned by Glacier View LLC

↑↑

HLB 1.93ac.
GOS & GCR-1
to Glacier View
to become GCR-2

to become
GCR-4

area 1 8.74ac
GOS & GCR-2
to the Muni
to become GOS



and is zoned GOS and GR-2. The area is about 8.7 acres in size. The amount of land in the GR-2 area is about 3.2 acres. The 3.2 acres will be rezoned to GOS and then all 8.7 acres will be traded to the Municipality as GOS. A branch of Glacier Creek runs through the property. There are class C wetlands throughout area 1.

In the middle of the map is the label "Alpine View zoning amendment area #2." The property is zoned GOS and owned by Glacier View. This area is about 2.5 acres in size. It is to be rezoned GR-4 and Glacier View will maintain ownership. A branch of Glacier Creek is adjacent to the property. There are class C wetlands throughout area 2.

On the left hand side of the map is the label "HLB parcel 06-36 zoning amendment area." This area is about 1.9 acres in size and is zoned GOS and GCR-1. It is owned by the Municipality. The entire 1.9 acres will be rezoned from GOS and GCR-1 to GR-2 and traded to Glacier View LLC in exchange for the land traded in area #1. There are class C wetlands throughout the area of the HLB parcel. There is a class A wetland adjacent to the southwest part of the HLB property. The class A wetland is not involved in the land trade or rezone.

In summary, the applicant will be giving the Muni approximately 8.7 acres of GOS property. In exchange, the applicant will maintain ownership of a 2.5 acre parcel, rezoned from GOS to GR-4 and will gain a 1.9 acre parcel from the Muni, rezoned from GOS and GCR-1 to GR-2.

COMMUNITY COMMENTS:

On May 10, 2007, 179 public hearing notices (PHN) were mailed. As of the time this report was written, there was one returned response in opposition. The Girdwood Land Use Committee and the Board of Supervisors have indicated verbal support the land exchange and the various rezonings.

FINDINGS:

**21.20.090 Standards for Zoning Map Amendments, and
21.05.080 Implementation – Anchorage Bowl Comprehensive
Development Plan Maps**

A. Conformance to the Comprehensive Plan.

The Girdwood Area Plan (GAP) identifies the general area of the rezone as associated with a stream, riparian woods, and wetlands. The area is identified as park and open space, with some low density residential, and higher density residential or commercial in upland area areas with direct access to Alyeska Highway. The proposed land exchange, the rezoning, and the plat represents a mixing around of existing zoning districts and uses. The proposal does conform to the GAP.

Density: the proposed zoning districts for single and multi-family development are consistent with the uses shown on the Plan Map.

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

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

Environment

Noise: All uses are subject to AMC 15.70 Noise Ordinance.

Air: All uses are subject to AMC 15.30 South Central Clean Air Ordinance, and AMC 15.35 South Central Clean Air Ordinance Regulations.

Seismic: The property is within seismic zones 2 & 3 (moderately low to moderate ground failure susceptibility).

Land Use Patterns:

The proposed changes are consistent with the existing pattern of zoning districts and uses in the area. The zoning districts and land use patterns along Alyeska Highway are commercial and high density residential. South of the commercial area is designated open space and then low density residential zone districts.

The proposed changes will increase the size of the designated open space (GOS property). The addition of 2.5 acres of high density residential will occur adjacent to existing high density residential zoning and will be buffered from low density residential by a branch of Glacier Creek and GOS zoning. The addition of the 1.9 acre site to be rezoned from GOS and GCR-1 to GR-2 will occur adjacent to existing GR-2.

Transportation/Drainage

Roads and drainage are being addressed as part of the replat and as construction occurs. Because the lots and rights-of-way have not been fully surveyed, and because streams, soils, and wetlands have not been fully surveyed, it is not possible to establish all road and drainage requirements at this time.

The Official Streets and Highways Plan (OS&HP) indicates Alyeska Highway is a class II minor arterial, and there is a proposed class 1C neighborhood collector that will run along the west boundary of the property. The road is currently shown as Banner Avenue and will connect Alyeska Highway to Alyeska Highway, approximately as shown on the Official Streets and Highways Plan. Final alignment for the Alyeska connector has not been determined.

The 1997 Area-Wide Trails Plan shows an existing multi-use paved trail along Alyeska Highway. No trails are proposed on the petition site. Within the petition area, there are many wetlands and the soils are generally too wet to support a trail system without major filling of wetlands. Extension of trails in the petitioner area is not recommended by the Planning Department. The Parks Department supports the land exchange and rezone for the property that the municipality will acquire

Public Services and Facilities

Roads: The petition site is located within the Girdwood road service standards area. Roads standards and construction timing related to this land exchange are being addressed as part of the current and proposed replat applications for the property.

Utilities: Water, sewer and, electrical utilities are available in the rights of way adjacent to this property.

Schools: The petition site is located in the attendance boundary for Girdwood K through 8 school. Students in grades 9 thru 12 attend school in Anchorage. The school district applies a housing stock multiplier based on the individual school district attendance boundary to forecast new students from a given housing type.

The intended development for the 1.9 acre GR-2 lots is single family structures. It can be projected a maximum of eight dwelling units will generate 1 elementary student (.07 multiplier), 1 junior high student (.01 multiplier), and 1 senior high student (.04 multiplier). This impact is counterbalanced by the 3.2 acres of property that will be rezoned from GR-2 to GOS.

The applicant has not stated a planned use for the 2.5 acre GR-4 property, but the intended development for GR-4 is multi-family. The GR-4 district allows four to eight units per acre by site plan review. Eight to twenty units per acre are allowed by conditional use. The number of units has not been proposed for multifamily, but 2.5 acres could theoretically accommodate approximately 30 dwelling units allowing for roads, easements, open space, yard setbacks, etc.

Thirty dwelling units, using the multiplier levels, would result in approximately 2 students at the elementary (.01 multiplier), 1 at the middle school (.01 multiplier) and 1 at the high school (0.4 multiplier) level from this portion of the project.

No public comments regarding schools were received. School impacts will be minimal.

Parks: The Parks and Recreation Department had no comment except that the proposal must conform to the terms of the land exchange agreement.

Public Safety: No comments from police or fire have been received.

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

districts, in relationship to the demand for that land.

There appears to be an adequate and similar supply of land throughout Girdwood. There is a high demand for single family lots and multi-family in the area. The issue is more environmental, many of the areas contain wetlands or streams.

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

Depending on the timing of the Assembly approval date of this rezone and finalizing the land exchange, field work and extension of infrastructure will begin immediately.

Development will be done in phases over the next three to seven years.

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

Comparable uses and zoning districts already exist throughout the area. Due to the generally undeveloped nature of the area, density is low. Addition of GR-4 zoning will definitely increase density. As long as direct access to a collector or greater classification of street is maintained, and as long as utilities are in place, the impact to the neighborhood of high density development can be minimized. However, there are still environmental issues, such as wetlands, which do not support maximum density.

The land transfer amounts to an exchange of districts from one side of the property to the other, with the Muni acquiring approximately 8.7 acres in exchange for 1.9 acres. The exchange and rezoning does require an amendment to the GAP.

RECOMMENDATION:

The Planning Department supports rezoning the property with the following special limitations. The request is in compliance with the GAP and the proposed uses and zoning districts are compatible with the surrounding area.

The Department recommends APPROVAL of the various, subject to the following Special Limitations and Effective Clauses.

1. Boundaries of the rezone and land exchange areas are only approximate at this time. The rezoning shall not become effective until:

- a. The boundary area of the HLB Parcel 06-36 shall be surveyed to establish the eastern most boundary of the Class A wetland. Once the Class A wetland boundary has been more accurately established, the HLB parcel shall be platted to establish a 25 foot boundary that extends beyond the edge of the wetland. This 25 foot "buffer" shall remain in HLB ownership; other boundaries of the HLB parcel shall be enlarged in order to convey 1.93 acres to Glacier View LLC.
- b. The north boundary of the HLB parcel shall be platted to reflect a 75 foot stream setback, except where adjacent to uplands, in which case the parcel boundary shall have a 25 foot stream setback. The 25 and 75 foot setbacks shall remain in HLB ownership.
- c. After final surveying of parcel boundaries, the applicant shall resolve water and sewer utility easements with AWWU.
- d. Final alignment of internal local roads and perimeter collector roads will depend on stream and wetland locations, soils suitability tests, and other engineering requirements, and may result in minor changes to lot lines and zoning district boundaries. Such changes will be subject to Administrative Review.

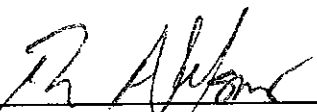
2. Special Limitations:

- a. Alpine View zoning amendment areas #1 and #2 shall have a 75 foot stream setback, except where adjacent to uplands, in which case the setback shall be 25 feet.
- b. Due to stream, wetland, and other environmental considerations, density on the 2.5 acre Amendment Area #2 GR-4 rezone shall be limited

to a maximum of eight dwelling units per acre and subject to administrative site plan review.

All other requirements of AO 2005-72 (S), and the Land Exchange Agreement dated 22 February, 2007 remain in effect.

Reviewed by:



Tom Nelson
Director

Prepared by:



Alfred Barrett
Senior Planner

(Case 2007-082, Tax ID No. 075-163-39; 075-104-01)

2

HISTORICAL MAPS AND AS-BUILTS

2007-082



Municipality of Anchorage
Planning Department

Date: April 12, 2007



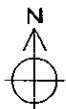
0 500 1,000 2,000 Feet

027

Aerial

Wed Apr 25, 15:16:17, 2007

Map: Aerial



Streams

Scale 1:5000

Legend:



STREAMS

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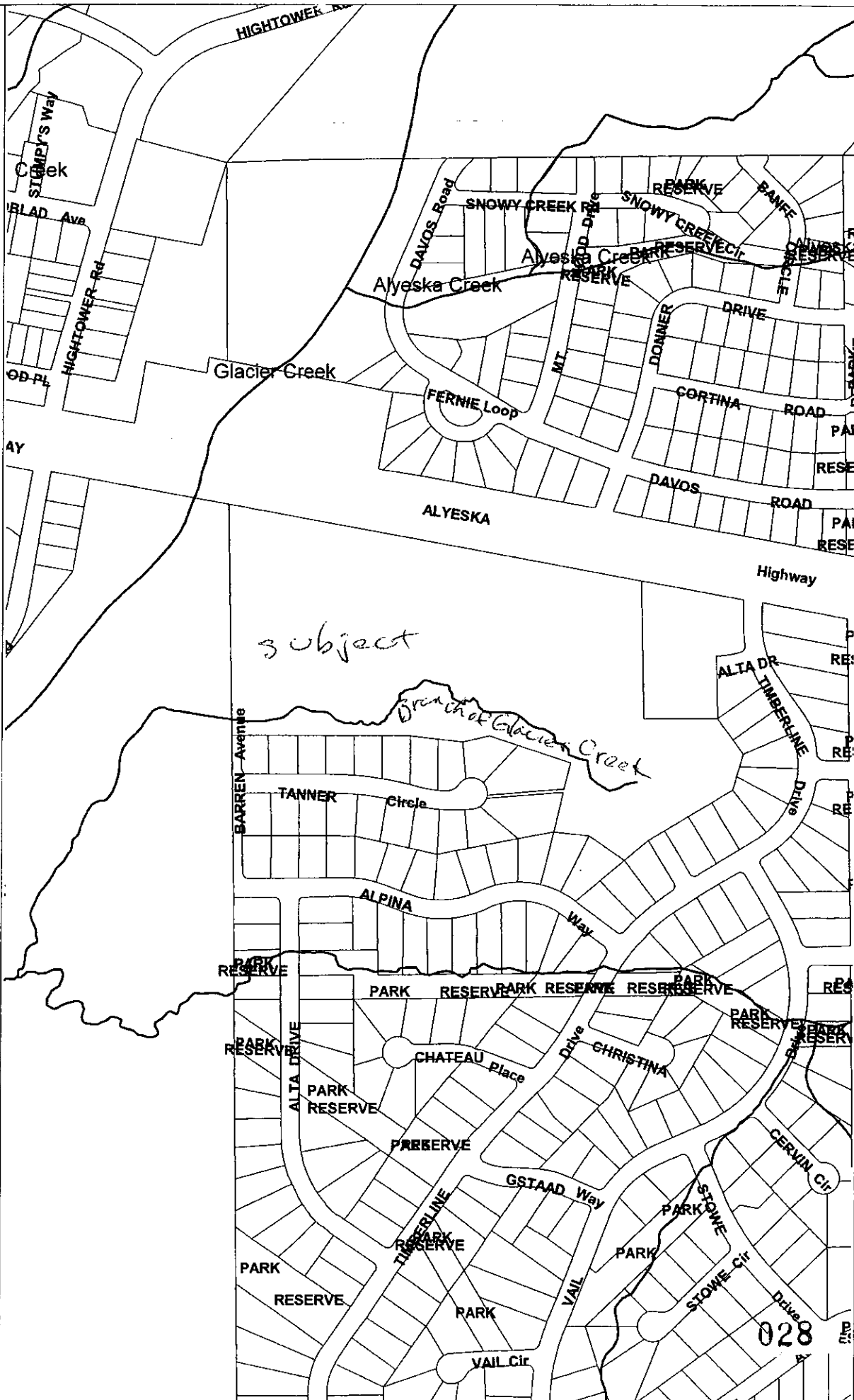
STREAM_NAME

Txt

STRNAME_BI_L



PARCELS

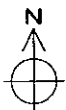


Aerial

Wed Apr 25, 15:15:41, 2007



Map: Aerial

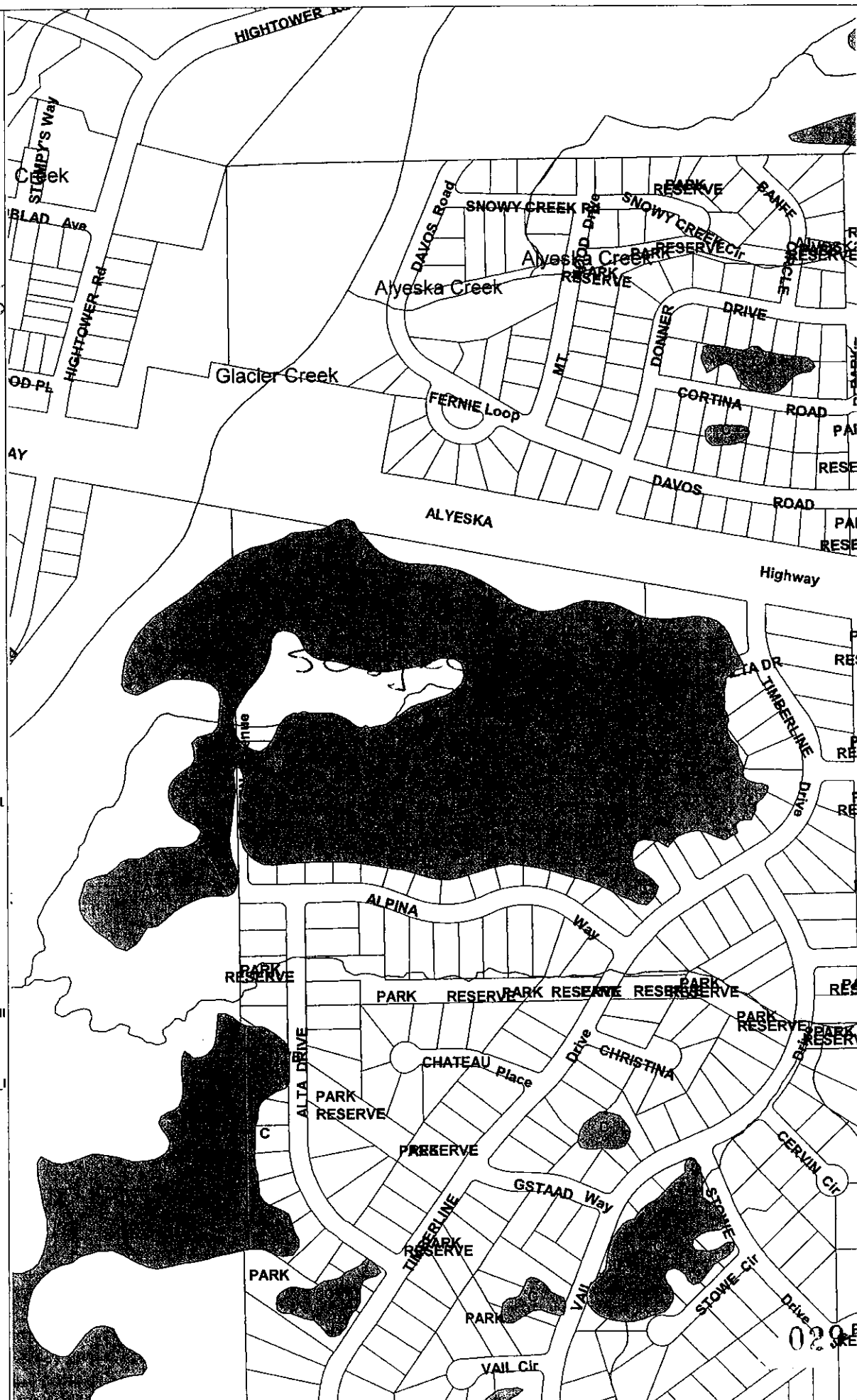
Wetlands



Scale 1:5000

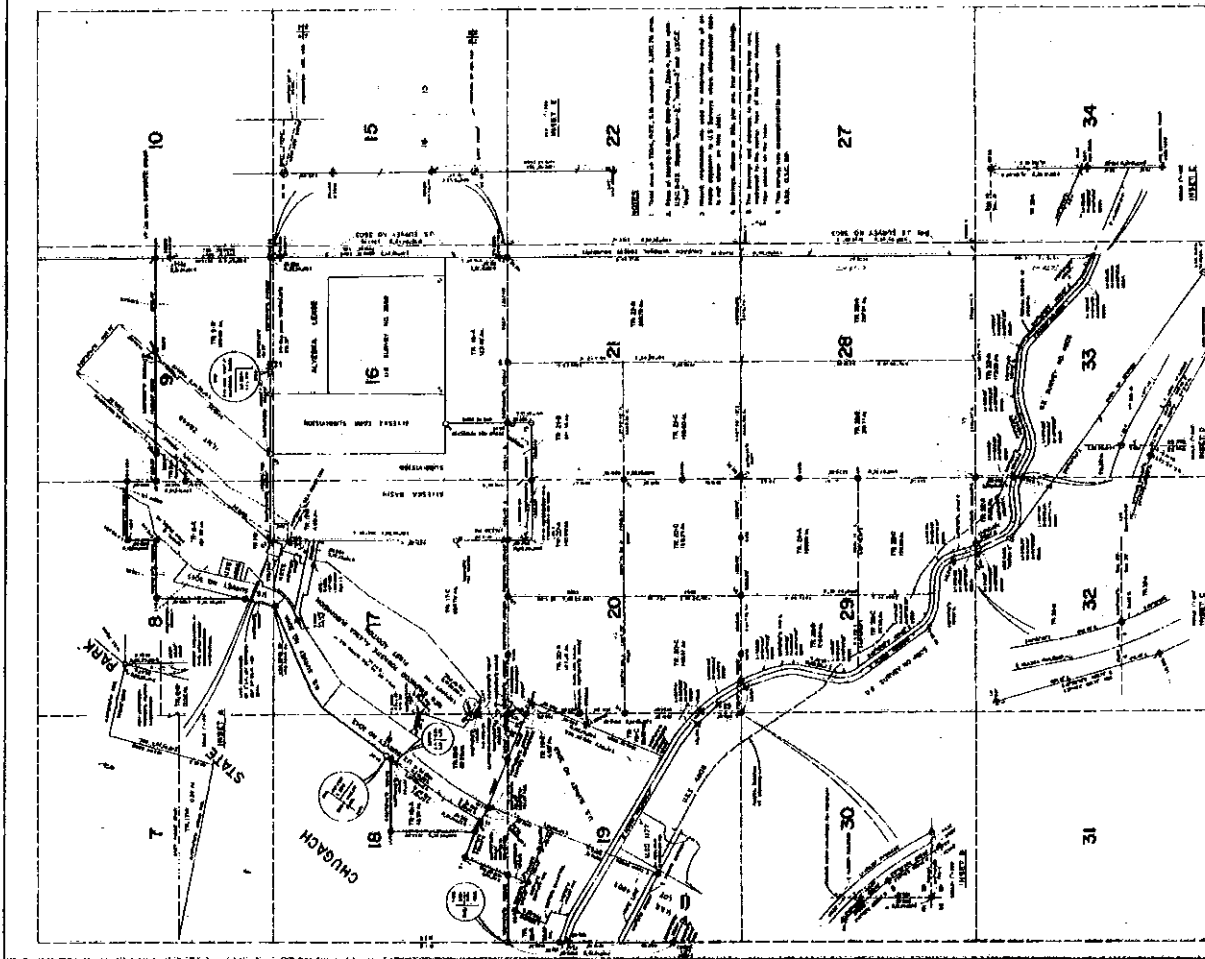
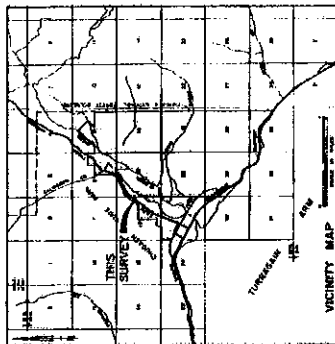
Legend:

Txt	WETLANDS_CL
	WETLANDS
	STREAMS
Txt	STREAM_NAME
Txt	STRNAME_BLI
	PARCELS



Notes:

1. There shall be no direct vehicular access to the Alyeska Highway from Tract B.
2. All perimeter bearings and distances are record per plat 2003-25, unless otherwise noted.
3. The 30' Screening Easement along the North boundary of Tract B shall remain existing, undisturbed vegetation and is exclusive of any utility easements.
4. All lines are non-radial unless otherwise noted.
5. All lot corners will be set with 5/8"x30" rebar with 1 1/4" Yellow plastic cap, unless otherwise noted.
6. This property contains wetlands. Any development within the wetlands shall be in conformance with a wetlands permit approved and issued by the Corps of Engineers.
7. Easements shown with Book and Page designations are not being dedicated by this plat.
8. Right of Way widths shown to the foot are to that foot.
9. Within the stream maintenance and protection easement, all structures, and use of land and structures, shall conform to AMC 21.45.210.
10. 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).



SECTION	ACRES	OWNER	REMARKS
10	36.00	State of Alaska	Public Lands
15	36.00	State of Alaska	Public Lands
22	36.00	State of Alaska	Public Lands
27	36.00	State of Alaska	Public Lands
34	36.00	State of Alaska	Public Lands
31	36.00	State of Alaska	Public Lands
30	36.00	State of Alaska	Public Lands
29	36.00	State of Alaska	Public Lands
28	36.00	State of Alaska	Public Lands
21	36.00	State of Alaska	Public Lands
16	36.00	State of Alaska	Public Lands
9	36.00	State of Alaska	Public Lands
8	36.00	State of Alaska	Public Lands
7	36.00	State of Alaska	Public Lands

SECTION INFORMATION

Section 10, Township 10 North, Range 2 East, Seward Meridian, Alaska.

Surveyed by: [Name]

Date: [Date]

Scale: [Scale]

Projection: [Projection]

Remarks: [Remarks]

STATE OF ALASKA

DEPARTMENT OF LANDS

OFFICE OF THE SURVEYOR

ALASKA

SECTION 10, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

FILE NO. 64-174

DATE: 1964

BY: [Signature]

SUPPLEMENTAL CADASTRAL SURVEY

TOWNSHIP 10 NORTH, RANGE 2 EAST,

SEWARD MERIDIAN ALASKA

FILE NO. 64-174

DATE: 1964

BY: [Signature]

3

DEPARTMENTAL COMMENTS

Barrett, Al W. (Zoning)

From: Hammond, Cathy A.
Sent: Tuesday, May 22, 2007 4:25 PM
To: Barrett, Al W. (Zoning)
Cc: Tobish, Thede G.
Subject: FW: Girdwood Rezone case 2007-082

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

From: Tobish, Thede G.
Sent: Tuesday, May 22, 2007 2:04 PM
To: Hammond, Cathy A.
Subject: Girdwood Rezone case 2007-082

The Physical Planning Division has reviewed the subject rezone case for consistency with the Girdwood Area Plan (GAP). Physical Planning is processing the GAP plan amendment associated with this rezone. The GAP identified a suite of land uses in this area of lower Girdwood Valley (per GAP Land Use Map 11). These include open space coinciding with the small creek channel and riparian woods and adjacent headwater wetlands, some single family residential area similar to what has developed in Alpine View Estates, and some commercial recreation acreage at the north end of the HLB land exchange parcel. The GAP also describes the need for and how a neighborhood park would be cited in the vicinity. The rezoning action and the GAP amendment will provide the Municipality with land that could become parkland. However this area is not entirely suitable for a neighborhood park as envisioned in the GAP.

In general terms, this GAP amendment provides more mixing around of the original land use elements shown in the land use maps rather than any significant departure of land use intent. The overall concept of this change was a prominent element of the land exchange review and approval process that the applicant had undertaken with HLB and which was approved by the Assembly. No unfavorable comments were noted in that public process relative to consistency with the GAP land use maps. On that basis and our additional review of this rezoning action, Physical Planning will find this plan amendment consistent with the GAP's land use intent for this area. There are wetland permit and platting issues associated with the final details and configuration of the new gR-2 and gR-4 areas in this case, which should be highlighted in the rezone finding. The final plat (and therefore the rezone boundary) shall reflect any relevant Corps permit conditions.

Thede Tobish, Senior Planner

Municipality of Anchorage-Planning Dept.
P.O. Box 196650
Anchorage, AK 99519-6650
907.343.7918
907.343.7927 FAX
tobishtg@muni.org
Web: www.muni.org/Planning

Barrett, Al W. (Zoning)

From: Keesecker, Karen M.
Sent: Thursday, May 10, 2007 4:14 PM
To: Tobish, Thede G.
Cc: Barrett, Al W. (Zoning)
Subject: Cabana rezone

RE: Case # 07-082

- 1.) HLB Parcel 06-36 zoning amendment area boundary (area west of Barren Ave) should encompass only:
 - a. land northward of the 25-foot setback from "A" wetlands (cite Anchorage Wetlands Management Plan, pg. 45, #9)
 - b. land southward of the 75-foot stream setback (customized per wetlands fill permit #Glacier Creek 03-A); except adjacent to uplands where setback transitions to 25-feet.
- 2.) Development of the new parcel created west of Barren Avenue contains "C" wetlands and would require a General Permit for Wetlands Fill.
- 3.) Alpine View zoning amendment area #1 and 2, requires 75-foot setbacks from the stream; except adjacent to uplands where setback transitions to 25-feet.

I have a copy of a drawing created to depict the developable area remaining after taking into account the stream setback and "A" wetlands buffer.

Karen Keesecker

Associate Planner

**Municipality of Anchorage
Planning Department**

4700 Bragaw
P.O. Box 196650
Anchorage, AK 99519-6650
(907)343-7922
fax (907)343-7927
right fax (907)249-7727
email: keeseckerkm@muni.org

Barrett, Al W. (Zoning)

From: Hammond, Cathy A.
Sent: Friday, May 18, 2007 3:52 PM
To: Stewart, Gloria I.; Barrett, Al W. (Zoning)
Cc: Weaver Jr., Jerry T.
Subject: FW: Short plat comments for 5-21-07 cases

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

From: Tremont, David J.
Sent: Thursday, May 17, 2007 4:12 PM
To: Hammond, Cathy A.
Subject: Short plat comments for 5-21-07 cases

Cathy,

Following are the Physical Planning Division's comments regarding short plat cases to be heard on May 21, 2007. If you have any revisions to these comments, let me know. Otherwise, please forward this e-mail to the staff person who is writing the cases. (Also copy Al Barrett on the e-mail since he is writing the staff report for the Girdwood rezoning case.)

Thanks.

David Tremont
Senior Planner
Planning Department
Municipality of Anchorage
(907) 343-7915
TremontDJ@muni.org

S-11580-1 Raspberry Center

The proposed vacation of the lot line between lot 1-C and lot 2 would create a new lot 2A which would be split lot zoned. The plat should retain two lots and conform the lot lines to match the underlying zoning or a rezoning application should be submitted to rezone the entire plat area. The *Areawide Trails Plan* designates a planned multi-use paved trail along the western side of Northwood Street. If there is insufficient space within the street right-of-way to locate this future trail, a trail easement should be considered for the plat area to contain at least a portion of the required trail width.

The plat area is located within the 60 DNL noise contour for the Ted Stevens Anchorage International Airport. This should be noted on the plat. A 6 foot-wide landscaping easement shown along the eastern boundary of the plat area should be labeled: "arterial landscaping easement". The twenty foot-wide landscaping easement shown along the western boundary of the plat should be labeled: "screening landscaping easement" to be consistent with the zoning special limitations of A.O. 91-174 (Amended Section 3, Item A.2).

S-11593-1 Glacier View Estates

This plat will be subject to an amendment to the *Girdwood Area Plan* to designate the subject area for residential use as opposed to its current designation as open space. The subject area will also need to be rezoned from the Girdwood Open Space zone to another zone which would allow residential development. The plat will then need to be redrawn so that the lot lines will conform to the zoning district lines.

The western boundary of lot #5 doesn't appear to follow the designated edge of a Class "A" wetland. Once this wetland edge is correctly delineated, a parallel line drawn 25 feet to the east of the wetland edge should be drawn to reflect a required 25 foot setback between the edge of the Class "A" wetland and the developable portion of the lot. Ideally, the

setback area should not be included as part of lot #5 but included as part of Tract 1 Open Space. The stream centerline should be surveyed and shown on the plat along with the required stream protection setbacks. The designation of the wetland lines and stream protection setbacks should be resolved with wetlands management staff of the Physical Planning Division, Planning Department, Municipality of Anchorage. The 1"=100 ft. scale used for the subdivision detail doesn't appear accurate when measuring the 30 foot wide Barren Avenue right-of-way. This line should be redrawn to improve the dimensional accuracy of the right-of-way width.

AWWU

2007-082 Alpine view Estates, Ph 2 & Tract 17C Section 17 (HLB Land Swap - Rezoning portions for residential and others to open space.) Grid SE4825

1. Resolve easements with AWWU for water and sewer lines on common boundaries of parcels.

2007-085 Dimond Industrial Block 2, Lot 6A – Site Plan Review Grid SW2331

1. Any changes or additions to water or sanitary sewer services will require a private system review through AWWU Field Services. Call 564-2762 for more information.
2. Any change to water meter location needs to be coordinated through the AWWU Field Services office. Call 564-2705 for more information.

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
PARKS & RECREATION DEPARTMENT
MEMORANDUM



DATE: May 10, 2007
TO: Jerry T. Weaver, Zoning Div. Administrator
FROM: Tom Korosei, Park Planner
SUBJECT: Planning and Zoning Case Reviews (corrected case nos.)

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MAY 10 2007
MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Parks and Recreation has the following comments:

<u>CASE NO.</u>	<u>CASE</u>
S-11586	<p>Plat Review for Planning and Zoning Commission (Richport Tract 1, combining 3 parcels into 1, O'Malley Rd. and Independence Dr.) Multi-use paved trails parallel adjoining O'Malley Rd. and Lake Otis Pkwy. The <i>Areawide Trails Plan</i> shows a planned multi-use unpaved trail traversing the easterly portion of the site, and a planned grade-separated crossing at the southwesterly corner of the site. Parks and Recreation recommends dedication of a public trail/access easement parallel to and adjoining Independence Drive sufficient to facilitate construction of the planned trail and planned grade separated crossing at O'Malley Rd. Parks and Recreation would concur with preservation of wetland areas and natural vegetation, in particular along the perimeter of the site, as part of a suitable open space plan for the development and to help visually integrate the development with the neighborhood and municipal trail system. The subject property is opposite the southeast corner of Independence Park on Independence Drive.</p>
2007-077	<p>Rezoning approx. 12.88 acres from R-1A one-family residential to R-4 multiple-family residential (multi-family res. dev. O'Malley Rd. and Independence Dr.) (Please see above comments for related case S-11586)</p>
S-11587	<p>Plat for review by Planning and Zoning Commission (Tak'atnu Subdivision) (creation of approx. 60 lots and vacation of multiple easements) The <i>Areawide Trails Plan</i> shows a planned multi-use unpaved trail in the vicinity of the southerly boundary of the proposed subdivision. Parks and Recreation opposes vacation of the existing 10'-wide trail easement (Tr. 2-A) and access easement (Tr. 1 USS 3026) along portions of the perimeter of the subject property. Pending establishment of an alternative bluff trail and construction of the trail, Parks and Recreation recommends retaining existing access easements and dedication of additional easement of appropriate width along the subject property boundary to accommodate construction of the planned trail in accordance with applicable design standards.</p> <p>Parks and Recreation opposes vacating the platted landscape easement and recommends retaining and extending that easement near the development perimeter. Parks and Recreation believes that a landscape buffer would enhance the appearance of and help integrate the trail and adjoining property. (Reconfiguration of the landscape buffer may be appropriate depending on final trail alignment, possibly facilitated by combining the trail and landscaping easements, along with the water and sewer easement area should it be vacated.)</p>
2007-078	<p>Site plan review for a subdivision (Tak'atnu Subdivision, Hollywood Dr., Government Hill) (Please see above comments for related case S-11587)</p>

Jerry Weaver
May 10, 2007
Page 2

Parks & Rec

2007-082

Rezoning approx. 10.3 acres to GCR-1, GOS, and GR-2(Girdwood)

Parks and Recreation has no comment provided the proposed rezoning conforms to terms authorized under applicable Assembly Ordinance.

2007-085

Site plan review for a large retail establishment (addition to retail store at 8900 Old Seward Hwy.)

Parks and Recreation recommends adequate walkways and similar amenities to facilitate pedestrian safety, and concurs with plans to add appropriate landscaping sufficient to enhance the appearance of the subject development relative to the neighborhood.

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MAY 10 2007

**MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION**

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FLOOD HAZARD REVIEW SHEET

Date: 05/07/07

Case: 2007-082

Flood Hazard Zone: C

Map Number: 0510C

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MAY 07 2007

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

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

☐ Flood Hazard requests that the following be added as a condition of approval:

"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.

☒ Other: Per the conditions of the original approval of S-10930, FEMA Regulations, and Municipal Code (21.60.050.C3) base flood elevations are required prior to the approval of the Phase 3 plat, the basis of the outlined lot configuration. This flood study has not been performed to date.

Flood hazard requests the submittal of base flood elevations for Alpine View Estates be required as a condition of approval for the current rezoning request.

In addition, the future subdivision of the current Tract 17C, part of the land swap and current rezone will require the submittal of base flood elevations for all streams located in the tract.

☐ I have no comments on this case.

Reviewer: Jeffrey Urbanus

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APR 20 2007

Fire Plan Site Review: April 2007

Municipality of Anchorage
Zoning Division

S11593-1	D107.1. One- or two-family residential developments where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads, and shall meet the requirements of section D104.3.
2007-085	D103.6 Fire apparatus access roads shall be marked with permanent Muni approved Fire Lane signs. Roads 20' to 26' in width shall be posted on both sides. Roads more than 26' in width shall be posted on one side.
2007-064	Obtain all permits, submit site plan.
2007-077	D103.6 Fire apparatus access roads shall be marked with permanent Muni approved Fire Lane signs. Roads 20' to 26' in width shall be posted on both sides. Roads more than 26' in width shall be posted on one side.
2007-078	No Objection in principle. See D103.6.

S11580-1	J. Weaver	Yes 4/19/07	No Objection
S11586	J. Weaver	Yes 4/19/07	No Objection
S11587	J. Weaver	Yes 4/19/07	No Objection
S11419-2	J. Weaver	Yes 4/19/07	No Objection
S11585-1	J. Weaver	Yes 4/19/07	No Objection
S11588-1	J. Weaver	Yes 4/19/07	No Objection
S11589-1	J. Weaver	Yes 4/19/07	No Objection
S11590-1	J. Weaver	Yes 4/19/07	No Objection
S11591	J. Weaver	Yes 4/19/07	No Objection
S11583-1	J. Weaver	Yes 4/19/07	No Objection
S11576-2	J. Weaver	Yes 4/19/07	No Objection
S11584-1	J. Weaver	Yes 4/19/07	No Objection
S11482-2	J. Weaver	Yes 4/19/07	No Objection
S11562-2	J. Weaver	Yes 4/19/07	No Objection
S11581-1	J. Weaver	Yes 4/19/07	No Objection
S11359-4	J. Weaver	Yes 4/19/07	No Objection
S11582-1	J. Weaver	Yes 4/19/07	No Objection
2007-074	R. Cartier	Yes 4/19/07	No Comment
2007-075	R. Cartier	Yes 4/19/07	No Objection
2007-066	R. Cartier	Yes 4/19/07	No Comment
2007-061	R. Cartier	Yes 4/19/07	No Comment
2007-065	R. Cartier	Yes 4/19/07	No Objection
2007-057	R. Cartier	Yes 4/19/07	No Comment
2007-070	R. Cartier	Yes 4/19/07	No Objection
2007-082	R. Cartier	Yes 4/19/07	No Comment

Pierce, Eileen A

RECEIVED

From: Staff, Alton R.
Sent: Friday, April 20, 2007 10:36 AM
To: Pierce, Eileen A; Stewart, Gloria I.
Subject: Planning and Zoning Case Reviews

APR 20 2007

MUNICIPALITY OF ANCHORAGE
Zoning Division

S11587 People Mover serves the Government Hill area of this plat with the route #14. Route 14 circulates in a clockwise loop from Bluff to Richardson Vista, Ivy Street to Hollywood Loop. Bus stops on Richardson Vista and Bluff, Ivy Street at Hollywood Drive and on Hollywood Drive will serve the new residential development. Passengers will cross streets to access the bus stops.

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

2007-068

2007-077

2007-078

2007-082

2007-085

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

S11580-1

S11586

S11593-1

Alton R. Staff
Planning Manager
Public Transportation Department
3650A East Tudor Road
Anchorage, AK 99507
907-343-8230

045



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

DATE: April 30, 2007
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: Comments on Planning and Zoning Commission case(s) for June 4, 2007.

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APR 30 2007

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Right of Way has reviewed the following case(s) due May 7, 2007.

- 07-077** Green, Tracts B-1 & B-2 and S 80' of N 320' of the S 570' of W 150' of E 600' of Sec 17 T12N R3W, grid 2533
(Rezoning Request, R-1A to R-4)
Reconfigure the access road to the existing buildings in the north central area to lie within the 50' Access and Electrical easement to prevent trespass on the new parcel
Review time 15 minutes.
- 07-078** Hollywood Vista, Tract 2A and Tract 1, US Survey 3026 and a Portion of US Survey ARR Anchorage Terminal Reserve
(Site Plan Review for New Subdivision)
Enter into a subdivision agreement for the infrastructure improvements.
Review time 15 minutes.
- 07-082** Alpine View Estates, Tract B, Phase 2, & Sec 17, T10N R2E, Tract 17C, grid 4815
(Rezoning Request to Multiple Zones)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- S-11586** Richport, Tract 1, grid 2533
Ensure the access to the north central area, outside the plat is constructed in the 50' Assess and Electrical Easement to prevent trespass on the new lot.
Resolve the need with the Watershed Planners to tract out the wetlands to provide proper delineation and prevent encroachment and development.
Review time 15 minutes.

- S-11587 Tak'atnu, Block 1, Lots 1-28, Block 2, Lots 1-16, Block 3, Lots 1-10, Block 4, Lots 1-7, & Tracts A, B, C, & D, grid 1132**
(Title 21 for Temporary Uses in the PLD)
Resolve the disparity between the Ordinance 97-101, calling for the Buffer Landscaping Easement and the vacation action proposed on this action.
Resolve retention or dedication of a Trail Easement with PME.
Provide additional Utility Easements, Drainage Easements, and Buffer and Landscaping Easements as required.
Enter into a subdivision agreement for all infrastructure improvements.
Review time 15 minutes.
- 07-085 Dimond Industrial, Block 2, Lot 6A, grid 2331**
(Site Plan Review for Large Retail Development)
Right of Way Division has no comments at this time.
Review time 15 minutes.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

RECEIVED

DATE: April 25, 2007

APR 26 2007

TO: Jerry T. Weaver, Platting Supervisor, Planning Department

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

THRU: Leland R. Coop, Associate Traffic Engineer

FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Traffic Engineering and Transportation Planning Comments for
June 4, 2007 Planning & Zoning Commission

S-11586 Richport, Tract 1; Resubdivision of Green Addition No. 1 Tracts B-1 & B-2; Grid 2533

- Plat Note to read: "No vehicular access to Lake Otis Parkway is allowed."
- Requires an approved Right of Way Permit from State DOT to access O'Malley Road.
- Construct Independence Drive on west property line to a standard required by PM&E.
- Provide a traffic impact analysis approved by the Municipal Traffic Engineer and the State DOT prior to recordation of plat.
- Recorded plat shall reflect all conditions required in the approved TIA.
- Construct all vehicle access requirements called for in the approved TIA.
- Dedicate 5' to Lake Otis right of way.

~~S-11597~~¹¹⁵⁸⁷ **Tak'atnu, Lots 1 thru 28 Block 1, Lots 1 thru 17 Block 2, Lots 1 thru 12 Block 3, Lots 1 thru 8 Block 4, and Tracts A, B, & C; Grid 1132**

- Plat Note to read: "No vehicle access from any lot in this subdivision to Army Bluff Road, Hollywood Drive or Ivey Street".
- Traffic calming is required on Hollywood Drive due to the increased traffic volumes created by this development. Include traffic calming design and construction in subdivision agreement with PM&E
- Meet with traffic engineer and Community Council to determine the traffic calming design to be provided on Hollywood Drive. The design will be either gateway treatment east of loop on Hollywood Drive or a neckdown at Cedar Street and Hollywood Drive.

Traffic

07-077 Green, Rezone from R1A to R-4; Grid 2533

- Requires a traffic impact analysis to be approved prior to approval of rezone.
- Requires approval by the traffic engineer of an internal traffic circulation plan prior to any building permit applications.

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APR ²⁶~~24~~ 2007

07-078 Site Plan Review for Hollywood Vista; Grid 1132

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Remove the parking spaces shown within the eyebrow portion of Quintali Drive right of way. Parking within the eyebrow creates unsafe vehicle conflicts with the driveways on the eyebrow.

07-082

Alpine View Estates; Rezone various areas from GCR-1 & GOS to other various area to GR-2 & GOS; Grid SE4815

Traffic Engineering and Transportation Planning have no comment.

07-085 Dimond Industrial; Site Plan Review for a large retail development, Wal-Mart; Grid 2331

Provide a pedestrian walkway from the Dimond Center Hotel on the north side of the Wal-Mart store across the drive aisle to connect with a sidewalk along the north side of the Wal Mart building.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

SARAH PALIN, GOVERNOR

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

May 7, 2007

RE: MOA Zoning Review

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

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MAY 10 2007

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Dear Mr. Weaver:

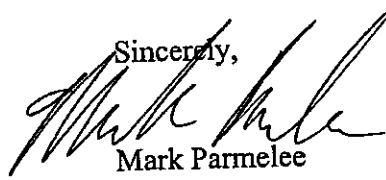
The Alaska Department of Transportation and Public Facilities, ADOT&PF, has reviewed the following rezoning request and site plan and has no comment:

2007-082, Rezoning to multiple zones, Tract B, Alpine View Estates and Tract 17C, T10N, R2E, Sec 17, Glacier View LLC
2007-085, Lot 6A, Block 2, Dimond Industrial Subdivision, WalMart Stores, Inc.

Comments:

2007-077, Rezoning, Tracts B1 and B2, Green Subdivision and S80' of a parcel within Section 17, T12N, R3W, QM Development LLC. Although we have no objections to the rezoning, we recommend the developer apply for an approach road review for the subdivision. A permit application may be made at www.dot.state.ak.us/permits/index.shtml or by contacting Paula Brault, Right-of-Way Supervisor, at 269-0700. A traffic impact analysis is required for the development and agreement on traffic mitigation needs to be reached. Mitigation will likely require a left turn lane on O'Malley Road to service the subdivision and initially the west access may need to be via Independence Drive and Ridgmont Drive. Through the approach road review access will be coordinated with upcoming roadwork on O'Malley Road.

Sincerely,



Mark Parmelee
Area Planner

/mm



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

MEMORANDUM




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DATE: May 10,, 2007

MAY 10 2007

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

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

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

SUBJECT: Comments on Cases due May 7, 2007

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

S11586 Plat for review by the Planning and Zoning Commission

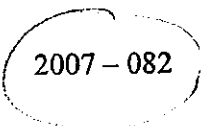
No objection

2007 - 077 Rezoning to R-4 Multiple-family residential district

No objection

2007 - 078 Site plan review for a subdivision

No objection

 2007 - 082 Rezoning to multiple zones

No objection



Municipality of Anchorage
Project Management & Engineering Department



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MAY 29 2007

**Municipality of Anchorage
Zoning Division**

PZC Case Comments

DATE: May 25, 2007
TO: Jerry Weaver, Planning Department
FROM: Don Keefer, PM&E
SUBJECT: Comments for hearing date: 6/4/07

Case No. 2007-082 Rezoning to Multiple Zones – Alpine View Estates

Project Management and Engineering has no objection.

Case No. S-11587 Hollywood Vista, Tract 2-A, US Survey 3026

As reported for corresponding site plan review, P&Z Case 2007-078

- Submit a site grading and drainage plan prior to plat approval.
- Submit proposed vertical and horizontal road designs prior to plat approval.
- Due to the non-standard road width the petitioner shall submit to Traffic and PM&E a proposed parking plan to demonstrate sufficient parking based on the proposed dwelling unit size and layout.
- Petitioner shall enter into a subdivision agreement with PM&E for construction of improvements required under 21.85.030.

Project Management and Engineering has no objection subject to the above conditions.

Case No. S-11586 Green Subdivision, Addn. #1, Tracts B-1 and B-2

Project Management and Engineering has concerns regarding the replatting of the property at this time. The roadways from which the property proposes to gain ingress and egress, Independence Park Drive (municipal) and O'Malley Road (State), are both subject to redesign and reconstruction, the preliminaries of which indicate very substantial impacts to the property. Finish grade of both roadways are expected to be at substantially higher elevations, most likely affecting the property.

Replatting is viewed as premature. Recommend returning the plat for redesign subject to comments received from the Traffic Department, the State of Alaska Department of Transportation & Public Facilities, Watershed Management, etc.

Pierce, Eileen A

From: Cartier, Richard D.
Sent: Friday, May 25, 2007 12:32 PM
To: Pierce, Eileen A
Subject: FW: Cases 2007-077, 207-078, 2007-082

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MAY 29 2007

Municipality of Anchorage
Zoning Division

FYI these too!

Rich Cartier
Planning Department-Zoning and Platting Division
Municipality of Anchorage
(907) 343-7934
cartierrd@muni.org

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

From: Johnson, Mio S.
Sent: Friday, May 25, 2007 12:31 PM
To: Cartier, Richard D.
Subject: Cases 2007-077, 207-078, 2007-082

ML&P has no comments on Cases 2007-077, 207-078, 2007-082.

Mio Johnson
Manager of Engineering
Municipal Light and Power
1200 East First Ave
Anchorage AK, 99501
Phone 907-263-5408



Municipality of Anchorage
Project Management & Engineering Department



PZC Case Comments

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MAY 15 2007

DATE: May 14, 2007
TO: Jerry Weaver, Planning Department
FROM: Don Keefer, PM&E
SUBJECT: Comments for hearing date: 6/4/07

Municipality of Anchorage
Planning Department

Case No. 2007-082 Rezoning to Multiple Zones – Alpine View Estates

Project Management and Engineering has no objection.

Case No. S-11587 Hollywood Vista, Tract 2-A, US Survey 3026

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- Submit a site grading and drainage plan prior to plat approval.
- Submit proposed vertical and horizontal road designs prior to plat approval.
- Due to the non-standard road width the petitioner shall submit to Traffic and PM&E a proposed parking plan to demonstrate sufficient parking based on the proposed dwelling unit size and layout.
- Petitioner shall enter into a subdivision agreement with PM&E for construction of improvements required under 21.85.030.

Project Management and Engineering has no objection subject to the above conditions.

Case No. S-11586 Green Subdivision, Addn. #1, Tracts B-1 and B-2

- Petitioner shall enter into a subdivision agreement with PM&E for construction of improvements required under AMC 21.85.030 and AMCR 21.90.
 - Resolve interior roadway requirements with PM&E and the Fire Marshall.
 - Resolve improvement required to Independence Park Drive with the Municipal Traffic Engineer, PM&E, and Alaska Department of Transportation and Public Facilities.
 - Resolve improvements required to O'Malley Road with Alaska Department of Transportation and Public Facilities, the Municipal Traffic Engineer, and PM&E.

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

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MAY 10 2007

179 PHN

NOTICE OF PUBLIC HEARING - - Monday, June 04, 2007

Planning Dept Case Number: 2007-082

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

CASE: 2007-082
PETITIONER: Glacier View LLC
REQUEST: Rezoning to multiple zones
TOTAL AREA: 230.7 acres
SITE ADDRESS: S OF ALYESKA HWY, W OF TIMBERLINE
CURRENT ZONE: GCR-1, GOS, GR-2
COM COUNCIL(S): 1---Girdwood Board of Supervisors

LEGAL/DETAILS: A request to rezone approximately 10.3 acres from GCR-1 and GOS to GR-2, from GR-2 and GOS to entirely GOS, and from GOS to GR-4. Alpine View Estates Phase 2, Tract B and T10N R2E Section 17 S.M., AK Tract 17C. Located south of the Alyeska Highway and west of Timberline Drive.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, June 04, 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: _____

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 ****

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

MAY 22 2007

1. Select a Case: 2007-082

[View Comments](#)

Municipality of Anchorage
Zoning Division

2. View Comments:

Case Num: 2007-082

Rezoning to multiple zones

Site Address: S OF ALYESKA HWY, W OF TIMBERLINE

Location: A request to rezone approximately 10.3 acres from GCR-1 and GOS to GR-2, from GR-2 and GOS to entirely GOS, and from GOS to GR-4. Alpine View Estates Phase 2, Tract B and T10N R2E Section 17 S.M., AK Tract 17C. Located south of the Alyeska Highway and west of Timberline Drive.

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

Public Comments

5/22/07

Barbara Bowers

P.O. Box 1010

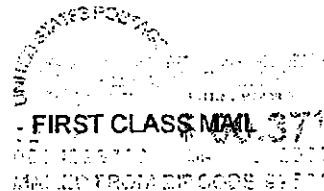
Girdwood AK 99587

MY 2ND COMMENT: After further studying of information sent in the mail and talking with the MOA zoning department for clarification, I am STRONGLY AGAINST THE REZONE REQUEST. How could anyone possibly request land designated GOS (open space) be changed to GR-4 which I believe is high density!!!! The area referred would highly impact everyone living and even driving on adjacent roads. I am appalled by just the request As I stated before, the light, noise, traffic, pollution -- and then the visual impact would be ghastly. PLEASE DO NOT EVEN CONSIDER THIS REQUEST. GR-4 is zoned for over on the corner close to the Alyeska Highway. I am assuming the ground is better suited for that sort of structure, and the land around could support the high traffic (people and vehicles) this high density housing would bring. LEAVE IT THERE. The fragile nature of the meadow cannot handle the proposed rezone. The meadow would be trampled down to muck. I realize fill is hauled in to develop structures. The structures then require pumps in the crawl spaces which run winter, fall, spring and summer in attempt to keep the land which it is sitting on dry. (This is the situation of the new single houses put in by the developer along Alpina Way a couple years ago.) And with high density, what isn't developed would be ruined by increased population. For example: I was the only person walking thru the meadow requested for rezone from 1980 thru 2005! I discovered the trail I walked eventually turned into a 6" deep trench filled with muck! And that was with just one person walking thru. High density housing will destroy the land. WE NEED TO MAINTAIN OPEN SPACE FOR THE ENJOYMENT OF ALL THOSE LIVING HERE. Big, fancy houses are put in and then developers want to use up every bit of land to make more money. What about the people who

056

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

PRESORTED
FIRST CLASS



076-082-04-000
MAYER WILLIAM GIRDWOOD
RESIDENCE TRUST
MAYER WILLIAM P/TRUSTEE
12701 RYA ROAD
ANCHORAGE, AK 99516

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MAY 14 2007

Municipality of Anchorage
Planning Department

NOTICE OF PUBLIC HEARING -- Monday, June 04, 2007

Planning Dept Case Number: 2007-082

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

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REQUEST: Rezoning to multiple zones
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LEGAL/DETAILS: A request to rezone approximately 10.3 acres from GCR-1 and GOS to GR-2, from GR-2 and GOS to entirely GOS, and from GOS to GR-4. Alpine View Estates Phase 2, Tract B and T10N R2E Section 17 S.M., AK Tract 17C. Located south of the Alyeska Highway and west of Timberline Drive.

NO !!

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, June 04, 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.

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Name: William Mayer & Karen Shoemaker
Address: 169 Timberline
Legal Description: Alyeska Basin #3 BLK 16 LT 4
Comments: We are against rezoning of the listed 10.3 acres !!

This area is home to many birds; ducks, LOONS - a marsh & bog that should be

REZONING/RESIDENTS-PLANNING COMMISSION
2007-082

Left alone !! *Karen Shoemaker*

moved here for the life style, those who want to enjoy nature -- and then it is all gone because nature is totally developed! Open spaces are needed to walk thru and just to give people a little SPACE around them! HELP US MAINTAIN OUR HIGH QUALITY OF LIFE HERE IN GIRDWOOD. This would have a great negative impact on all of us already living here. I am not against REASONABLE development. It appears the rezone request is unreasonable. Thank you for your time -- Barbara Bowers 432 Timberline Drive, Girdwood. P.S. If the other people in the neighborhood aren't replying, it's because the flier is so confusing they don't realize what the developer hopes to hit them with.

5/17/07

Barbara Bowers

P.O. Box 1010

Girdwood AK 99587

I can't tell exactly what is proposed for where, but we need to preserve our OPEN SPACE (believe that is GOS) for the many young and old kids to get out and enjoy life! The "petitioned area" is home to many animals. In the spring this area provides a quiet and safe place for moose calf to be born and spend their first few weeks of life. Later in the summer this area is a bear corridor. Year-round it is home to rabbits, squirrel, porcupine along with an occasional lynx moving through. Please help preserve our quality of life in Girdwood! I strongly believe multi-family units should be limited due to excessive trash, noise, traffic, light pollution, etc. which would be generated. I strongly disagree with adding more multi-family zoning just so developers can make more money!!!! It isn't fair to present home owners who brought their property thinking their neighborhood would be developed a certain way, only to have the "rug pulled out from under them" by re-zoning to a less desirable status (higher density). As I said, from the information given me I cannot tell exactly what the developer is asking for. I urge you to keep the population density as low as possible in order to preserve our high quality of life in Girdwood, and protect the wildlife habitat for all to enjoy for years to come. Thank you for your time. Barbara Bowers, 432 Timberline Drive, Girdwood (Lot 1,Block 13,Alyeska Basin Unit #3)

Zoning & Platting Cases On-line website

058

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**.

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MAY 18 2007

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

2. View Comments:

Case Num: 2007-082

Rezoning to multiple zones

Site Address: S OF ALYESKA HWY, W OF TIMBERLINE

Location: A request to rezone approximately 10.3 acres from GCR-1 and GOS to GR-2, from GR-2 and GOS to entirely GOS, and from GOS to GR-4. Alpine View Estates Phase 2, Tract B and T10N R2E Section 17 S.M., AK Tract 17C. Located south of the Alyeska Highway and west of Timberline Drive.

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

Public Comments

5/17/07

Barbara Bowers

P.O. Box 1010

Girdwood AK 99587

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Zoning and Platting Cases On-line

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[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

MAY 29 2007

1. Select a Case:

[View Comments](#)

2. View Comments:

Municipality of Anchorage
Zoning Division

Case Num: 2007-082

Rezoning to multiple zones

Site Address: S OF ALYESKA HWY, W OF TIMBERLINE

Location: A request to rezone approximately 10.3 acres from GCR-1 and GOS to GR-2, from GR-2 and GOS to entirely GOS, and from GOS to GR-4. Alpine View Estates Phase 2, Tract B and T10N R2E Section 17 S.M., AK Tract 17C. Located south of the Alyeska Highway and west of Timberline Drive.

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

Public Comments

5/26/07

Laura Bowen

PO Box 306

Girdwood AK 99587

This is what was on the notice I received in the mail from the muni: "A request to rezone approximately 10.3 acres from GCR-1 and GOS to GR-2, from GR-2 and GOS to entirely GOS, and from GOS to GR-4. Alpine View Estates Phase 2, Tract B and T10N R2E Section 17 S.M., AK Tract 17C. Located south of the Alyeska Highway and west of Timberline Drive." Huh? I can tell that there is a request for THREE different zone changes, but that's it. There isn't enough information on the map that was provided with the notice to figure out what and where the zone changes are located. Each of the three proposed zone changes should have had its own map. By doing so a property owner would know exactly what the proposed change was and if it would impact their property. The muni's notice is inadequate. The muni should either prepare one map that explains the three different zone requests, or prepare three different maps for each requested zone change. How can property owners prepare for the upcoming hearing on June 4th when they don't know what it is that is being requested? Open government = Good Ambushes = Bad Laura Bowen

060

4

APPLICATION

Application for Zoning Map Amendment

Municipality of Anchorage
Planning Department
PO Box 106655
Anchorage, AK 99510-0655

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first)	Glacier View LLC	Name (last name first)	Lantech, Inc.
Mailing Address	P.O. BOX 201 Girdwood, Alaska 99587	Mailing Address	440 West Benson Blvd., Suite 103 Anchorage, Alaska 99503
Contact Phone: Day: 907-783-3297	Night:	Contact Phone: Day: 562-5291	Night:
Fax:		Fax: 561-6626	
E-mail:		E-mail: mail@lantechi.com	

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

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 075-163-39-000, 075-104-01-000

Site Street Address:

Current Legal Description (use additional sheet if necessary)
Tract "B", Alpine View Estates, Phase 2 (Plat 2005-54) and Tract 17C, T10N R2E SEC 17 (Plat 73-220)

Zoning: Various Acreage: 10.3 Grid #: SE4815

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

4.9.07
Date Signature (Agents must provide written proof of authorization)

Accepted by: PL per JW	Poster & Affidavit: YES	Fee: \$88.00	Case Number: 2007-082
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Application for Zoning Map Amendment continued

RETURN COMMENTS TO.

DEPARTMENT OF PLANNING
Zoning and Platting Division
P.O. Box 196650
Anchorage, Alaska 99519-6650
Phone 343-7943

Case No. 2007-082

Request: Rezoning to multiple zones
230.78 acre(s)

to:

multiple zones

Zoning: GCR-1, GOS, GR-2

COMMENTS AND MEETING SCHEDULE:

Planning and Zoning Commission Public hearing

Hearing Date: Monday, June 04, 2007

Agency Comments Due: Monday, May 07, 2007

Council Comments Due: Friday, May 25, 2007

DISTRIBUTION: STANDARD DISTRIBUTION
COMMUNITY COUNCIL(S):

Girdwood Board of Supervisors

PLANNING AND ZONING COMMISSION
Assembly Hall, Z. J. Loussac Library
3600 Denali Street, Anchorage, Alaska
Monday, June 04, 2007 6:30 p.m.

2007 082

ed Apr 11, 10:23:38, 2007

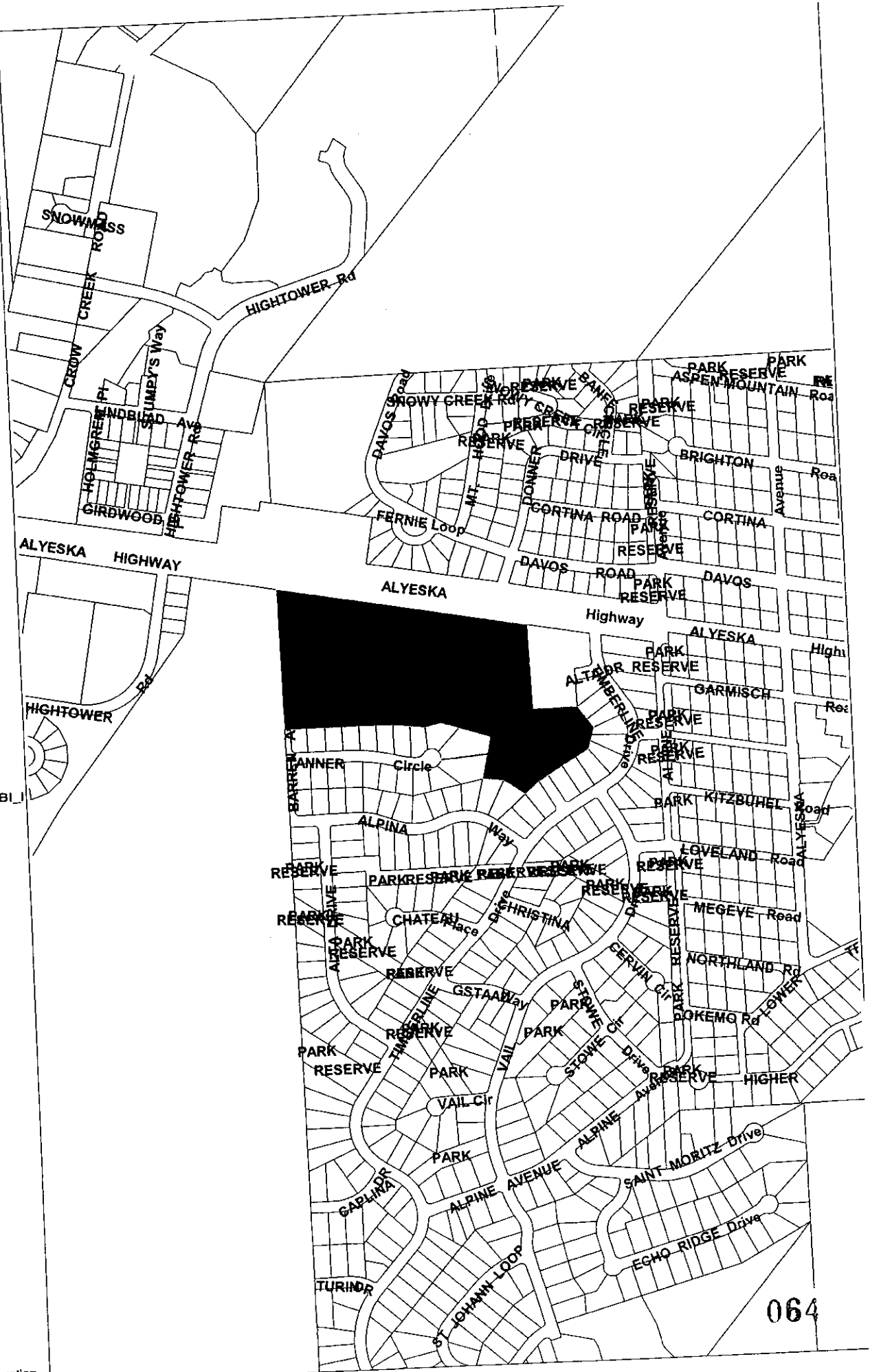
Map: Parcels--Basic Layers



Scale 1:8000

Legend:

xt STRNAME_BLI
PARCELS



Application for Zoning Map Amendment

Municipality of Anchorage
Planning Department
PO Box 10800
Anchorage, AK 99512-0800

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (if any)
Name (last name first) Glacier View LLC	Name (last name first) Lantech, Inc.
Mailing Address P.O. BOX 201 Girdwood, Alaska 99587	Mailing Address 440 West Benson Blvd., Suite 103 Anchorage, Alaska 99503
Contact Phone: Day: 907-783-3297 Night:	Contact Phone: Day: 562-5291 Night:
Fax:	Fax: 561-6626
E-mail:	E-mail: mail@lantechi.com

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

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 075-163-39-000 , 075-104-01-000

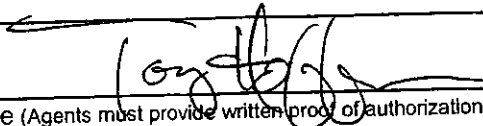
Site Street Address:

Current Legal Description (use additional sheet if necessary)

Tract "B", Alpine View Estates, Phase 2 (Plat 2005-54) and Tract 17C, T10N R2E SEC 17 (Plat 73-220)

Zoning: Various Acreage: 10.3 Grid #: SE4815

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

Date: 4-9-07 Signature:  (Agents must provide written proof of authorization)

Accepted by: PL per JW	Poster & Affidavit: YES	Fee: \$88.00	Case Number: 2007-082
---------------------------	----------------------------	-----------------	--------------------------

Application for Zoning Map Amendment continued

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

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

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

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood-Turnagain Arm:

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

ENVIRONMENTAL INFORMATION

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

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

- ☐ Rezoning Case Number:
☒ Preliminary Plat ☒ Final Plat Case Number(s): S-10930
☒ Conditional Use Case Number(s):
☐ Zoning Variance Case Number(s):
☐ Land Use Enforcement Action for:
☐ Building of Land Use Permit for:
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

APPLICATION ATTACHMENTS

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

APPLICATION CHECKLIST

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

REQUEST FOR REZONE - NARRATIVE

TR 17C, T10N R2E SEC 17 (Plat 73-220) And Tract B, Alpine View Estates Phase 2 (Plat 2005-54)

"ATTACHMENT A"

Introduction:

The purpose of this narrative \ application is to facilitate an Exchange Agreement between the Municipality of Anchorage, Heritage Land Bank (HLB) and Glacier View, LLC, dated February 22, 2007. In essence, the exchange agreement authorized a land swap between Glacier View LLC, and the HLB. HLB is to receive 8.74 acres owned by Glacier View LLC, located in Alpine View Estates Phase 2 (*referred to as Alpine View Zoning Amendment Area #1 on the attached exhibit maps*), in exchange for 1.93 acres of land located in HLB parcel 06-36, which is located adjacent to and west of Alpine View Estates (*referred to as HLB Parcel 06-36 Zoning Amendment Area on the attached exhibit maps*). HLB parcel 06-36 was subdivided as Tract 17C, Plat 73-220.

History:

AO 2005-72 was passed by the Assembly on 7/26/2005, and it authorizes the HLB to enter into the Exchange Agreement with Glacier View. The actual Exchange Agreement spells out the terms and responsibilities of both parties in the exchange of land. In the agreement, Glacier View LLC is required to create the parcels of land necessary to facilitate the land swap. Additionally, both parcels must be platted to the appropriate areas, and they must be rezoned from the zoning imposed per AMC 21.09 (A.O. 2005-81).

The Girdwood Land Use Plan must be amended, and that request has been submitted to the Planning and Zoning Commission as well .

Our Proposal:

We are requesting amendment of the HLB Tract, and portions of Tract B, Alpine View Estates, as outlined and shown on the attached exhibits. Specifically, we request that the HLB area, (*referred to as HLB Parcel 06-36 Zoning Amendment Area on the attached exhibit maps*) currently designated as GCR-1 and GOS, be designated GR-2 (Residential) and the area within Alpine View Estates , (*referred to as Alpine View Zoning Amendment Area #1 on the attached exhibit maps*) currently designated as GR-2 and GOS, be entirely designated as GOS (Open Space). Finally, we are requesting another small area within Tract "B" of the Alpine View Estates (*referred to as Alpine View Zoning Amendment Area #2 on the attached exhibit maps*) currently designated as GOS, be entirely designated as GR-4 (Residential).

REQUEST FOR REZONE - NARRATIVE

Narrative

This proposed rezoning is appropriate for the following reasons:

A. Conformance to Comprehensive Plan.

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards:

- a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;*
- b. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or*
- c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.*

Once the proposed amendment to the Girdwood Area Plan is amended, this proposed zoning amendment will conform to it

2. If the proposed zoning map amendment does not conform to the generalized intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:

- a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria:*
 - i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.*
 - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan.*
- b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.*
- c. Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or the general area.*

The proposed zoning amendment will allow a density that is consistent with the multi-family type development of the surrounding property. It is also consistent with the Comprehensive Development Plan goals and policies in the area.

B. A zoning map amendment may be approved only if it is in the best interest of

REQUEST FOR REZONE - NARRATIVE

the public, considering the following factors:

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

The proposed amendment will benefit the environment by allowing development in a suitable area of the HLB parcel 06-36, in exchange for expanding an existing area of open space land.

- b. Transportation;*

The proposed amendment will not significantly impact the surrounding area in terms of transportation. The existing vehicular and pedestrian circulation system will be sufficient to accommodate the additional 5 units that are proposed.

- c. Public Services and Facilities;*

The parcel will be serviced by public sewer, water, gas, telephone and electricity, which are all readily available near by.

C. Land Use Patterns;

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

The zoning in the subject area that was enacted by AMC 21.09 (Girdwood Land Use Regulations) did not take into account the Land Exchange Agreement, A.O. 2005-72. The exchange has necessitated this rezone.

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

The planned development for the property is planned to start in the Spring/Summer of 2007 or 2008, and should be completed within 3 to 7 years. Public utilities are readily available in the area, and should not be a factor in the timing of the project.

- 4. If the proposed rezoning alters the use of the property from that which is indicated in the applicable Comprehensive Plan, explain how the loss*

REQUEST FOR REZONE - NARRATIVE

*of land from this use category (i.e., residential, commercial, industrial)
might be regained elsewhere in the community?*

This rezoning does not effectively change the use or density of this area. The Girdwood Area Plan will be modified so the zoning will be consistent with our proposed zoning.

REQUEST FOR AMENDMENT TO THE GIRDWOOD AREA PLAN

TR 17C, T10N R2E SEC 17 (Plat 73-220)

And

Tract B, Alpine View Estates Phase 2 (Plat 2005-54)

Introduction:

The purpose of this narrative \ application is to facilitate an Exchange Agreement between the Municipality of Anchorage, Heritage Land Bank and Glacier View, LLC, dated February 22, 2007. In essence, the exchange agreement authorized a land swap between Glacier View LLC, and the Heritage Land Bank. Heritage Land Bank is to receive 8.74 acres owned by Glacier View LLC, located in Alpine View Estates Phase 2, in exchange for 1.93 acres of land located in HLB parcel 06-36, which is located adjacent to and west of Alpine View Estates. HLB parcel 06-36 was subdivided as Tract 17C, Plat 73-220.

History:

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Our Proposal:

We are requesting amendment of the Girdwood Land Use Maps 10 and 11, that outline the general use areas (see attached Exhibits "A" and "B"). Specifically, we request that the HLB area (*referred to as HLB Area Amendment Area on the attached exhibit map "B"*) be designated Residential, and the area referred to as *Alpine View Area #1 Amendment Area on the attached exhibit map "B"* be redesignated as Open Space. Additionally, we request that the area referred to as *Alpine View Area #2 Amendment Area on the attached exhibit map "B"* be redesignated as Multi Family Residential in the Girdwood Area Plan.

REQUEST FOR AMENDMENT TO THE GIRDWOOD AREA PLAN

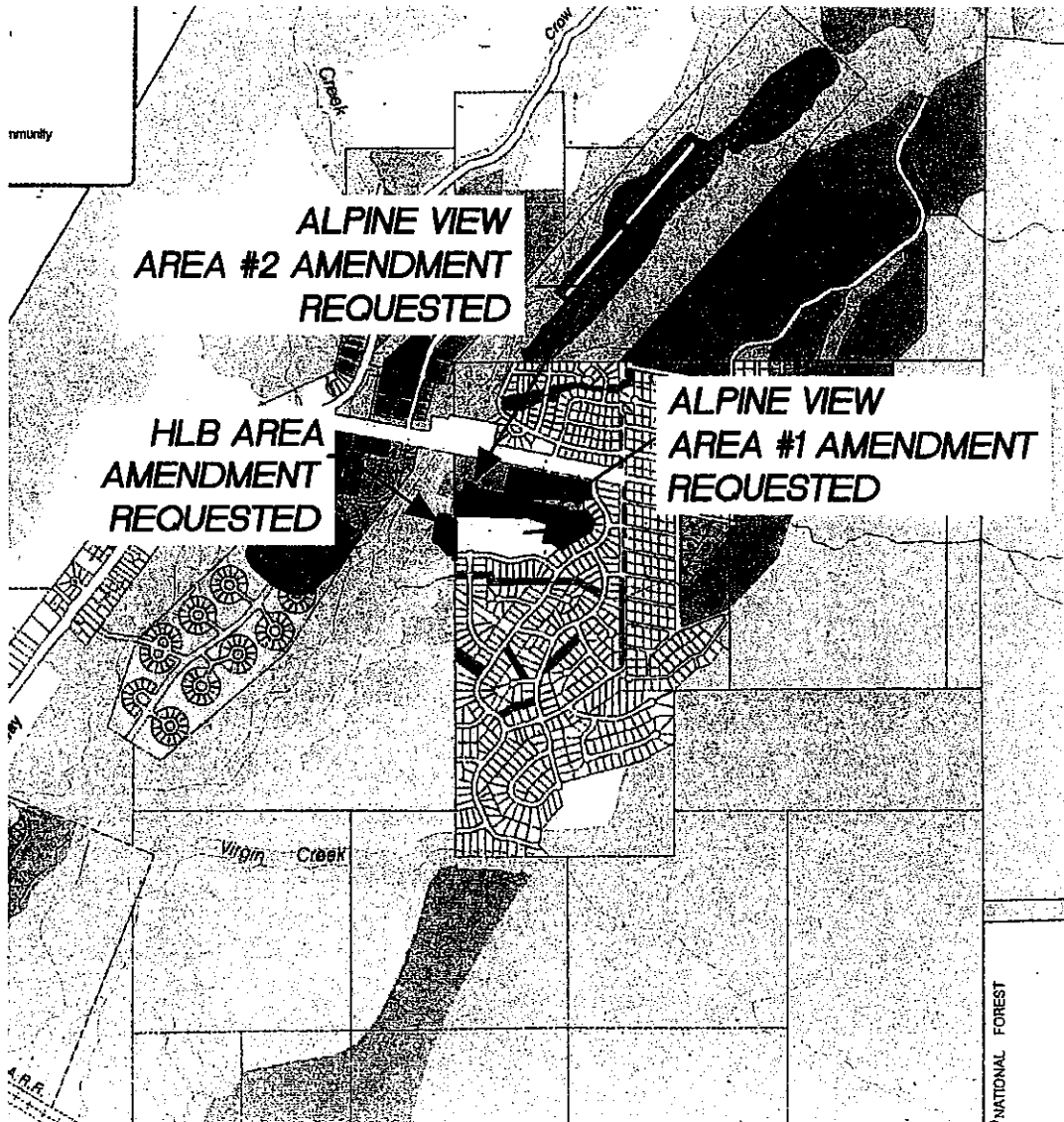


EXHIBIT "B"

Authorization Certificate

Date: 4/3/07

Current Project Legal: Tract "B", Alpine View Estates, Phase 2 (Plat 2005-54)

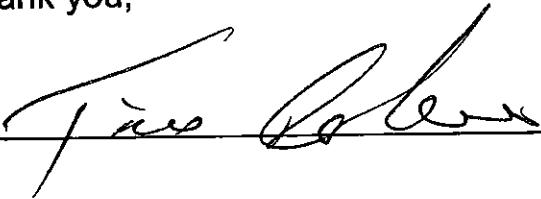
Proposed Legal: Same

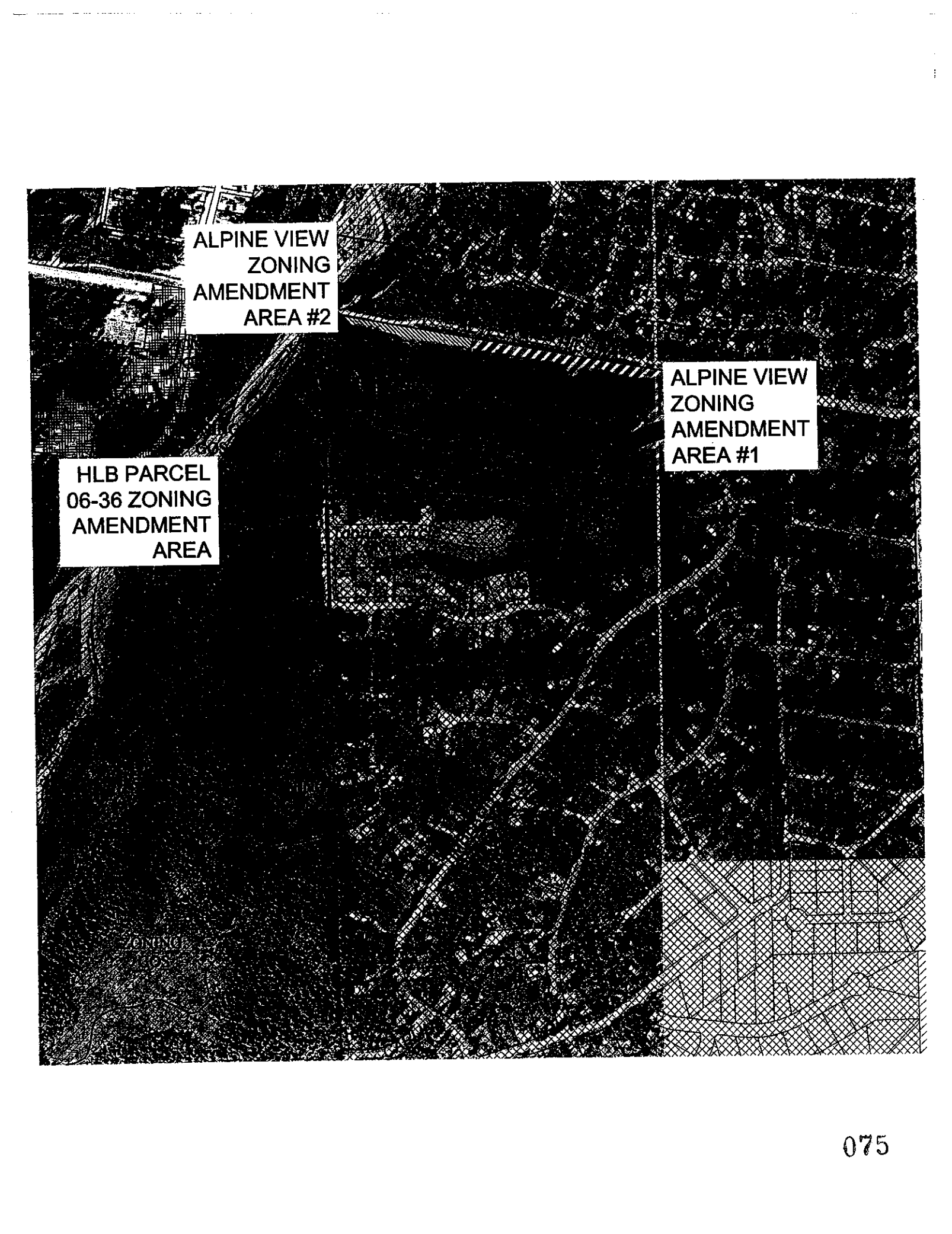
Type of Authorization: Rezoning

Statement:

I hereby authorize Lantech Inc. and it's agents to represent me in the subdivision, vacation, and re-zoning of the above described property.

Thank you,

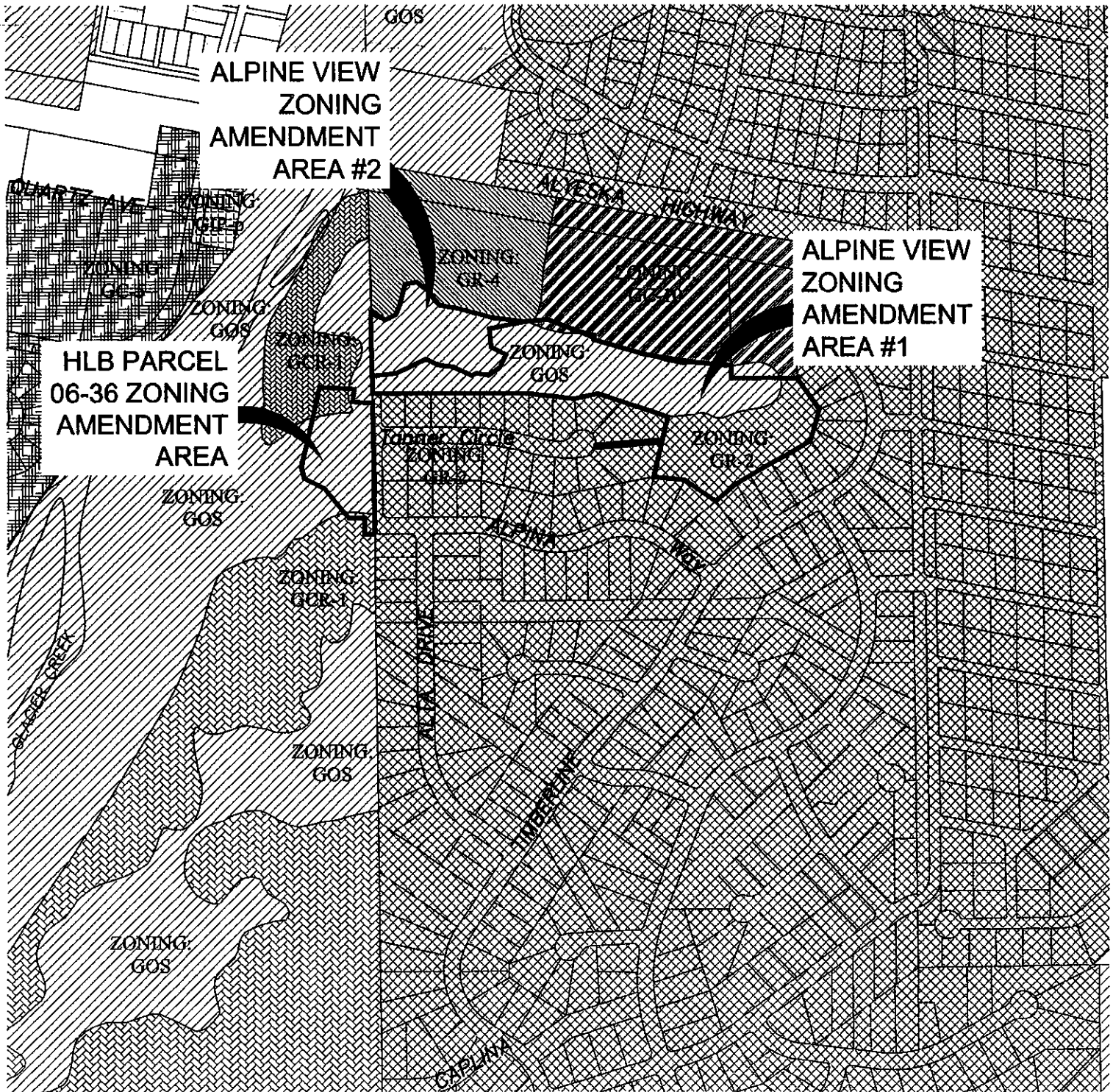


An aerial photograph of a landscape, likely a mountainous or hilly area, with various zoning amendment areas highlighted. The map is overlaid with a grid and several text labels. The labels are: 'ALPINE VIEW ZONING AMENDMENT AREA #2' in the upper left, 'ALPINE VIEW ZONING AMENDMENT AREA #1' in the upper right, and 'HLB PARCEL 06-36 ZONING AMENDMENT AREA' in the lower left. The map shows a mix of dark, textured areas (possibly forest or vegetation) and lighter, more uniform areas (possibly cleared land or roads). A prominent road or path runs diagonally across the center of the map. The overall tone is dark and grainy, typical of an aerial photograph.

ALPINE VIEW
ZONING
AMENDMENT
AREA #2

ALPINE VIEW
ZONING
AMENDMENT
AREA #1

HLB PARCEL
06-36 ZONING
AMENDMENT
AREA



EXCHANGE AGREEMENT

This Agreement is entered into this 22ND day of FEBRUARY, 2007, between the MUNICIPALITY OF ANCHORAGE, Heritage Land Bank ("Municipality"), a municipal corporation, P. O. Box 196650, Anchorage, Alaska; and GLACIER VIEW LLC, ("Glacier View"), a limited liability corporation consisting of members Tim Cabana and Leroy Cabana, P. O. Box 201, Girdwood, Alaska 99587.

WHEREAS the Municipality owns land located in Girdwood, Alaska, more particularly described as:

A tract extending from Alpina Street along Barren Avenue, containing approximately 1.93 acres,

location depicted in attached Exhibit A, situated in the Anchorage Recording District, Third Judicial District, State of Alaska (hereinafter "the HLB Parcel"); and

WHEREAS, Glacier View owns land located in Girdwood, Alaska, more particularly described as:

Tract B4 of the proposed Alpine View Estates, Phase III, Girdwood Alaska 99587, containing approximately 8.74 acres,

location depicted in attached Exhibit B, situated in the Anchorage Recording District, Third Judicial District, State of Alaska (hereinafter "Tract B4"); and

WHEREAS, on July 26, 2005, the Anchorage Assembly passed and approved AO No. 2005-72(S) an ordinance authorizing the exchange of the HLB Parcel for Tract A2D, Alpine View Estates Subdivision, containing approximately 8.41 acres ("Tract A2D"); and

WHEREAS, Tract A2D is now proposed to be platted and designated as Tract B4; and

WHEREAS, Tract B4 is contains substantially the same land as Tract A2D;

WHEREAS, the HLB Parcel and Tract B4 were appraised by an independent appraiser by appraisals dated February 1, 2006, and the parties stipulate to the appraised values of the parcels as follows:

- The HLB Parcel is valued at \$405,000.00 (FOUR HUNDRED FIVE THOUSAND DOLLARS).
- Tract B4 is valued at \$700,000.00 (SEVEN HUNDRED THOUSAND DOLLARS).

NOW THEREFORE, the Parties hereby set forth their mutual agreement concerning the exchange of real property.

I. EXCHANGE OF PARCELS.

1. FOR PURPOSES OF COMPLETING THE LAND EXCHANGE CONTEMPLATED BETWEEN THE PARTIES, THE MUNICIPALITY AND GLACIER VIEW AGREE, NOTWITHSTANDING THE APPRAISED VALUES OF EACH PARCEL, THIS TRANSACTION IS, FOR ALL INTENTS AND PURPOSES, AN EQUAL VALUE EXCHANGE, WITH NEITHER PARTY TO RECEIVE ADDITIONAL OR FURTHER COMPENSATION OR CONSIDERATION OF ANY TYPE WHATSOEVER.

2. Subsequent to effective date of AO 2005-72(S), the Municipality shall convey title by quitclaim deed to the HLB Parcel to Glacier View, subject only to covenants and easements of record.

3. Simultaneous with the conveyance by the Municipality, Glacier View shall convey to the Municipality marketable fee simple title by warranty deed, free and clear of liens and encumbrances, to Tract B4.

4. Glacier View shall provide Standard Owner's Title Insurance policy issued by Pacific Northwest Title in the full amount of the values of Tract B4 as stipulated, containing only standard exceptions or conditions. Glacier View may obtain title insurance at its sole expense on HLB Parcel.

5. Real estate taxes relating to each parcel conveyed shall be pro-rated. All remaining normal closing costs shall be paid by Glacier View.

II. DUE DILIGENCE.

1. Municipality shall have a period to complete such due diligence review as it wishes to make on Tract B4 ("Due Diligence"). The opportunity of Municipality to make such inspections and/or actually making such inspections shall in no way, however, diminish the liability of Tim Cabana and Glacier View for the representations, warranties and indemnities of Glacier View in this Agreement or constitute a defense to Glacier View on such representations, warranties and indemnities in the event of a breach of such. All representations, warranties and indemnities shall survive the Closing as provided in Article VIII below.

2. The Due Diligence period shall commence as of the Effective Date of this Agreement and shall expire 90 days thereafter.

3. Municipality's Due Diligence may include, at Municipality's sole discretion, any and all issues, concerns, questions, investigations, examinations and reviews regarding Tract B4 which it wishes to make, including any improvements Municipality may intend or contemplate making on or to Tract B4, and may include, but is not limited to, the items listed in subparagraphs a. through n. below.

4. In addition, Glacier View shall, within 10 days of the Effective Date of this Agreement, provide the Municipality with the materials and items described in subparagraphs a., b., f., g., h., i., j., k., l., m. and or n. below for its review if such materials or items are in the possession of or reasonably available to Glacier View):

- a. Review of any existing as-built or other surveys.
- b. Review of an existing plats.
- c. Review of current zoning and possible zoning changes.
- d. Review of all covenants, conditions and restrictions.
- e. Review of any pending or final assessments.
- f. Review and approval of the Preliminary Commitment for Title Insurance, exceptions and underlying documents.
- g. Review of all materials and reports relating to inspections performed, including but not limited to, zoning, covenants, conditions and restrictions, rights-of-way, availability of and presence of utilities, property set backs, etc.
- h. Review of any reports, inspections, or reviews pertaining to Tract B4 or adjacent properties, including, but not limited to,

environmental, soils and geotechnical assessments, whether in the possession of the Glacier View or Glacier View's Agents and or performed pursuant to this Agreement.

- i. Review and approval of all information contained in the files of the Alaska Department of Environmental Conservation regarding Tract B4.
- j. Review of any existing or claimed lease or rental agreements currently in effect, including all addenda, amendments and options.
- k. Review of contracts and documentation for previous construction, improvements, installations, filling, excavations, grading, repairs and maintenance performed on Tract B4.
- l. Review of inspection reports relating to Tract B4.
- m. Review of all and any records relating to use of storage tanks, utility and distribution lines, asbestos, PCBs, batteries, chemicals and other Hazardous Materials that may have been or are on Tract B4.
- n. Review of any other information deemed pertinent by or requested by Municipality.

5. If Municipality, in its sole discretion, rejects Tract B4 for any reason whatsoever prior to the expiration of the Due Diligence period by written notice to the Glacier View, this Agreement shall terminate and be of no further force or effect to the parties. The Municipality is not obligated to describe or justify such rejection and may take such action for any basis which it believes does not meet its Due Diligence review objectives.

III. CONDITIONS TO OBLIGATION OF MUNICIPALITY TO CLOSE ON EXCHANGE.

1. The obligation of the Municipality to close on this Agreement is expressly contingent on the following:

- a. Tract B4 is in the same physical condition at time of Closing as it was at time of execution of this Agreement.
- b. Municipality has completed such Due Diligence as it wishes to make on Tract B4 and has accepted the condition of Tract B4, in its sole judgment following such review, pursuant to Article II.
- c. The preliminary Commitment for Title Insurance, all underlying documents related to it, the title to Tract B4 and the title

- insurance policy proposed to be issued at Closing are acceptable to the Municipality.
- d. There shall have been given such approvals by the Advisory Commission of the Heritage Land Bank as may be required.
 - e. There shall have been given such approvals by the Mayor and the Assembly of the Municipality of Anchorage as may be required, including those required pursuant to AO 2005-72 (S).
 - f. All representations, warranties and agreements made by Glacier View in this Agreement and in the Closing documents are true as of the time of Closing.
 - g. There is no legal action filed or known to either party to be threatened against Tract B4, Municipality or Glacier View or its individual members, with regard to Tract B4 or this transaction.
 - h. A final plat for Tract B4 and the HLB Parcel is approved and recorded.
 - i. There shall have been corresponding appropriate amendments to the Girdwood Area Plan recommended by the Planning and Zoning Commission and approved by the Anchorage Assembly, as required by AO 2005-72 (S).

IV. RIGHT OF ENTRY PRIOR TO CLOSING.

1. Prior to Closing and without further notice to Glacier View, the Municipality and Municipality's employees, consultants and agents shall have reasonable access to Tract B4 for the purpose of conducting its Due Diligence investigations, including taking samples, borings, geotechnical examinations, environmental examinations and all other actions necessary or appropriate to complete the Due Diligence review. The right of Municipality to make such inspections and/or actually making such inspections shall in no way diminish the liability of Glacier View or constitute a defense for the representations, warranties and indemnity provisions of Glacier View in this Agreement, all of which shall survive the Closing as provided in Article VIII.

2. The Municipality shall indemnify and hold Glacier View harmless from all loss or damage that the Municipality may suffer arising from any acts or omissions of the Municipality or its authorized employees, contractors and agents, while upon Tract B4 to conduct the Municipality's Due Diligence review.

V. REPRESENTATIONS AND WARRANTIES.

1. Glacier View represents and warrants to Municipality:
 - a. As used in this agreement, "Period of Ownership" is defined as the date Tim Cabana, individually, first acquired the property (March 2002), through transfer to Alpine View LLC (March 2003), and through transfer to and current ownership by Glacier View LLC (June 2004). All ownership interests during the Period of Ownership are collectively referred to herein as 'Glacier View'.
 - b. During the Period of Ownership and acquisition of Tract B4, under all former plats and parcel designations, to the date of Closing under this agreement, there have not been any apparent or latent defects created or resulting in or on Tract B4.
 - c. During the Period of Ownership, there has been no Release of Hazardous Substances (as defined in Article VI below), on, in, under, onto from offsite sources, or from Tract B4.
 - d. During the Period of Ownership, there have not been any underground or above ground storage tanks on Tract B4, whether in service or closed, abandoned, or decommissioned, and during the Period of Ownership no underground or above ground storage tanks have been removed in a manner not in compliance with applicable federal, state, and local laws, regulations, and requirements.
 - e. During the Period of Ownership, there have been no known pending or threatened environmental claims, law suits, agency proceedings, or other legal or administrative challenges concerning Tract B4, the operation of Tract B4 or any condition on Tract B4, and Glacier View has no knowledge (and no information which would put it on notice) of any such claim, litigation, proceeding or challenge proposed or threatened by any person or entity, or otherwise anticipated by Glacier View.
 - f. During the Period of Ownership, there have been no Hazardous Substances on or in Tract B4, whether contained in barrels, tanks, equipment (moveable or fixed) or other containers; deposited or located in land, waters, sumps or in any other part of Tract B4; incorporated into any structure on Tract B4; or otherwise existing on Tract B4.
 - g. During the Period of Ownership, Tract B4 (and, to the best of Glacier View's knowledge, the adjacent property or other

nearby property) has not been used for: any industrial or commercial operation involving any Hazardous Substances, including but not limited to any sort of manufacturing, processing or refining; equipment, machinery, part or component, cleaning or degreasing; the sale, storage or transport of Hazardous Substances; providing of services which utilize Hazardous Substances; drilling, mining or production of oil, gas, minerals or other naturally occurring products; or any agricultural activities involving the use or storage of fertilizers or pesticides.

- h. During the Period of Ownership, there have been no spills, discharges, releases, fills, deposits or emplacements of any Hazardous Substances on or near Tract B4.
- i. During the Period of Ownership, no tanks, trucks or other vehicles containing Hazardous Substances have been loaded or unloaded on Tract B4.
- j. During the Period of Ownership, there have been no asbestos-containing materials or lead paint installed in or affixed to any structures on Tract B4, nor have such materials been stored or disposed of anywhere on Tract B4.
- k. During the Period of Ownership, there have been no electrical transformers, fixtures or other electrical equipment containing PCBs or other Hazardous Substances installed in, affixed to or located on Tract B4.
- l. During the Period of Ownership, there have been no civil or criminal proceedings or investigations instigated at any time or are now pending, and nor have any notices, claims, demands, or orders been received, arising out of any violation or alleged violation of, or failure to comply with, any federal, state, or local law, regulation, or requirement applicable to Tract B4 or its use, nor do there exist any facts or circumstances that Glacier View might reasonably expect to form the basis for any such proceedings, investigations, notices, claims, demands, or orders.
- m. Glacier View has no knowledge of any structures or improvements on adjoining property which encroach on Tract B4 or knowledge of any structures or improvements on Tract B4 which encroach onto adjoining property.
- n. During the Period of Ownership all improvements to Tract B4, including (but not limited to) utilities, have been installed and

constructed in compliance with all applicable laws and pursuant to valid permits.

- o. During the Period of Ownership, Glacier View and Tract B4 have been in full compliance with all federal, state, and local laws, regulations, and requirements applicable to Tract B4 and its use, including, but not limited to, health, safety, environmental, zoning and land use laws.

VI. DEFINITIONS: HAZARDOUS SUBSTANCES & RELEASE.

1. "Hazardous Substances" and "Release" are defined for the purposes of this Agreement as the following:

a. "Hazardous Substance" shall include pollutants or substances defined as "hazardous waste," "hazardous substances," "hazardous materials," "pollutants," "contaminants," or "toxic substances", which are or become regulated under any federal, State or local statute, ordinance, rule, regulation or other law now or hereafter in effect pertaining to environmental protection, contamination or cleanup, including (without limitation) the Comprehensive Environmental Response and Liability Act of 1980 ("CERCLA"), 42 U.S.C. Section 9601 et seq., as amended by the Superfund Amendments and Reauthorization Act of 1986 (PL 99-499); the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801 et seq.; the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq.; the Resource Conservation and Recovery Act of 1976, as amended, 42 U.S.C. Section 6901 et seq.; the Federal Water Pollution Control Act, 33 U.S.C. Section 1251 et seq.; substances controlled by the laws of the State of Alaska as hazardous substances, petroleum products, waste or materials, including (but not limited to) those defined in AS 46.03.826(5) and AS 46.03.900(9); asbestos containing materials or any petroleum products or derivatives; and in the rules and regulations adopted and guidelines promulgated pursuant to such provisions.

b. "Release" shall mean releasing, spilling, leaking, pumping, pouring, flooding, emitting, emptying, discharging, injecting, escaping, leaching, disposing, or dumping, whether directly onto Tract B4 or flowing onto Tract B4 from offsite sources.

VII. ENVIRONMENTAL INDEMNITY.

1. Glacier View shall defend, protect, hold harmless, and indemnify the Municipality from and against any and all losses, claims, damages, penalties, fines, investigations, assertions, liens, demands, and causes of action of every kind and character arising from an Environmental Event. An "Environmental Event" is defined as, without limitation, any assertions or claims made against the Municipality, Municipality or any department, division or agency of it, Glacier View or any third party by any government agency or third party, alleging the Release of Hazardous Substances or environmental contamination of any kind on or in connection with Tract B4 or other affected property that have arisen from activities occurring directly or indirectly in connection with Tract B4 or other affected property during the Period of Ownership, as well as the personal injury or loss to persons caused by:

- a. the presence of Hazardous Substances on Tract B4 or other affected property resulting from events, actions or inactions during the Period of Ownership; or
- b. the migration to adjacent properties, either before or after the Closing Date, of a Release of Hazardous Substances or environmental contamination of any kind during the Period of Ownership on or in connection with Tract B4.

2. Glacier View's obligations to defend and indemnify shall include, without limitation, the obligation to undertake the remediation project, and to undertake the defense of any and all costs of removal action, remedial action, other "response costs" as that term is defined under applicable federal state and local law, reasonable attorney's fees, penalties, fines, damages, interest, and administrative/court costs incurred by Municipality or Municipality in response to and defense of such, regardless of the basis of liability alleged by or against any party, including strict liability under AS 46.03.822 or federal law.

3. In the event the Municipality or Municipality is required to undertake any actions to remedy any environmental contamination or release of Hazardous Substances on Tract B4 or other affected property as a result of actions described above during the Period of Ownership, then Glacier View shall reimburse and indemnify Municipality or Municipality for all costs and expenses incurred by such party in doing so, including without limitation its legal fees, costs of consultants and contractors, civil penalties, and other

costs incurred as a result of the remediation of or response to any action, proceeding or other claim related to Tract B4 or other affected property.

VIII. SURVIVAL.

All representations, warranties and indemnities of Glacier View and/or Tim Cabana in this Agreement or Closing documents shall survive Closing and shall not be deemed to have merged into the Closing documents nor in any way been terminated, released or waived by reason of the Closing or execution of the Closing documents.

IX. REPRESENTATIONS AND WARRANTIES.

1. Glacier View agrees, except as expressly contained in this agreement, no representations or warranties by or on behalf of Municipality, express or implied, are or have been made to Tim Cabana or Glacier View as to the condition of the HLB Parcel including improvements situate thereon, any restrictions related to development of use thereof, the applicability of any government requirements pertaining thereto, including but not limited to environmental requirements, the presence or absence of hazardous materials thereon, presence of ground water, the suitability or fitness thereof for any purpose, the layout, leases, footage, rents, income, expenses, operation, the HLB Parcel's compliance with federal, state and municipal laws, or any matter or thing affecting or related to the HLB Parcel (including improvements) and Glacier View accepts the same as is with all faults.

2. Municipality has agreed to exchange the HLB Parcel on the terms specified herein in reliance upon the foregoing limitations of Municipality's liabilities and would not have agreed to a conveyance of the same to Glacier View on any terms without such limitations.

3. Glacier View has been advised to investigate and determine regulations, restrictions and potential defects which would affect the use of the HLB Parcel. Costs to remedy defects, obtain permits, variances, engineered septic systems, and replat shall be borne by Glacier View.

4. The HLB Parcel is conveyed "as is, where is".

X. ESCROW.

This transaction shall be placed in escrow with Pacific Northwest Title. A copy of this agreement shall be delivered to the escrow agent by Glacier View, which agreement shall serve as the escrow instructions. The escrow agent may attach its standard conditions of acceptance thereto; provided, however, in the event said standard conditions are inconsistent or in conflict with the terms of this agreement, then this agreement shall control as between the parties.

XI. OBLIGATIONS AT CLOSING.

1. Municipality shall execute a quitclaim deed conveying the HLB Parcel to Glacier View and shall deliver it the escrow agent.
2. Glacier View shall deliver statutory warranty deed conveying Tract B4 to the Municipality to the escrow agent, plus all closing costs.
3. All other conditions precedent to closing shall have been performed.

XII. POSSESSION.

Municipality shall deliver possession of the HLB Parcel to Glacier View and Glacier View shall deliver possession of Tract B4 to the Municipality as of the date of closing.

XIII. NOTICES.

1. All notices required or permitted to be given under this Agreement shall be in writing and shall be either hand-delivered or transmitted by facsimile.
2. If notices are given by hand-delivery, such notices shall be deemed given on the date of actual receipt.
3. If notices are transmitted by facsimile, such notices shall be deemed given on the date of the actual receipt of a complete, legible facsimile transmission, except if a facsimile transmission is received after business hours or on a weekend or holiday, then the notice shall be deemed given on the next business day following the receipt of the facsimile transmission.

To Municipality: Robin Ward, Executive Director
Municipality of Anchorage,
Heritage Land Bank
632 W. 6th Avenue, 6th Floor
Anchorage, Alaska 99501
Facsimile No.: (907) 343-4526

With a Copy to: Municipal Attorney
Municipality of Anchorage,
Department of Law
632 W. 6th Avenue, Suite 730
Anchorage, Alaska 99501
Facsimile No.: (907) 343-4550

To Glacier View: Attn: Tim Colbana
Box 201
Goodwood AK
99587

With a Copy to: Rick Jones
Jones and Colver LLC
1900 W. Benson Blvd. suite 201
Anch AK 99517

4. Either party may change the address to which notices shall be sent by notice in writing to the other party.

XIV. ATTORNEY FEES.

Municipality and Glacier View shall each be responsible for their own attorney fees in connection with this Agreement.

XV. GOVERNING LAW.

This Agreement shall be governed by and construed in accordance with the laws of the State of Alaska.

XVI. AUTHORITY.

Municipality and Glacier View each represent and warrant to the other:

1. All necessary action has been taken, and approvals obtained, to enter into this Agreement; and
2. The individuals executing this Agreement have full authority to bind the respective parties as set forth herein.

XVII. BINDING EFFECT.

This Agreement is binding upon and inures to the benefit of the parties, their representatives, successors, heirs, and assigns.

XVIII. EXTENSION.

This agreement may be extended by written mutual agreement of both Glacier View and the Municipality.

GLACIER VIEW LLC:

By: Tim Cabana
Tim Cabana, Member
Date: 2-15-07

By: Leroy Cabana
Leroy Cabana, Member
Date: 2/15/2007

TIM CABANA, individually

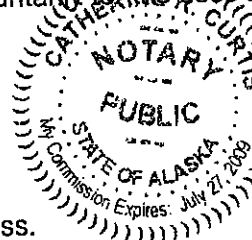
By: Tim Cabana
Tim Cabana
Date: 2-15-07

MUNICIPALITY OF ANCHORAGE:

By: Denis C. LeBlanc
Denis C. LeBlanc,
Municipal Manager
Date: 2/22/07

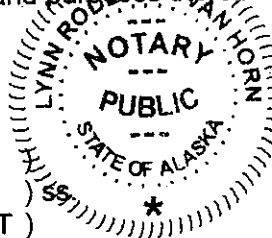
STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 22nd day of February 2007, before me the undersigned Notary Public personally appeared **DENIS C. LeBLANC**, Municipal Manager, **MUNICIPALITY OF ANCHORAGE**, who is known to me and to me known to be the person named in and who executed the above and foregoing, and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.


Catherine A. Curtis
Notary Public in and for Alaska
My Commission expires: July 27, 2009

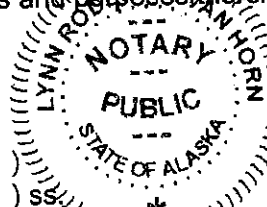
STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 15TH day of FEBRUARY 2007, before me the undersigned Notary Public personally appeared **TIM CABANA**, who is known to me and to me known to be a member of **GLACIER VIEW LLC**, and who executed the above and foregoing, and he acknowledged to me he is authorized to sign the same freely and voluntarily for **GLACIER VIEW LLC** uses and purposes therein mentioned.


Lynn Rodrick Van Horn
Notary Public in and for Alaska
My Commission expires: 12/01/2009

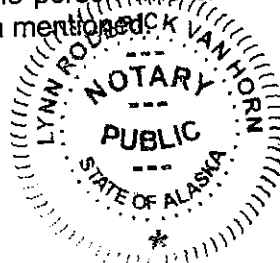
STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 15TH day of FEBRUARY 2007, before me the undersigned Notary Public personally appeared **LEROY CABANA**, who is known to me and to me known to be a member of **GLACIER VIEW LLC**, and who executed the above and foregoing, and he acknowledged to me he is authorized to sign the same freely and voluntarily for **GLACIER VIEW LLC** uses and purposes therein mentioned.


Lynn Rodrick Van Horn
Notary Public in and for Alaska
My Commission expires: 12/01/2009

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 15TH day of FEBRUARY 2007, before me the undersigned Notary Public personally appeared **TIM CABANA**, individually, who is known to me and to me known to be the person who executed the above and foregoing, voluntarily for the uses and purposes therein mentioned.


Lynn Rodrick Van Horn
Notary Public in and for Alaska
My Commission expires: 12/01/2009

Location Map

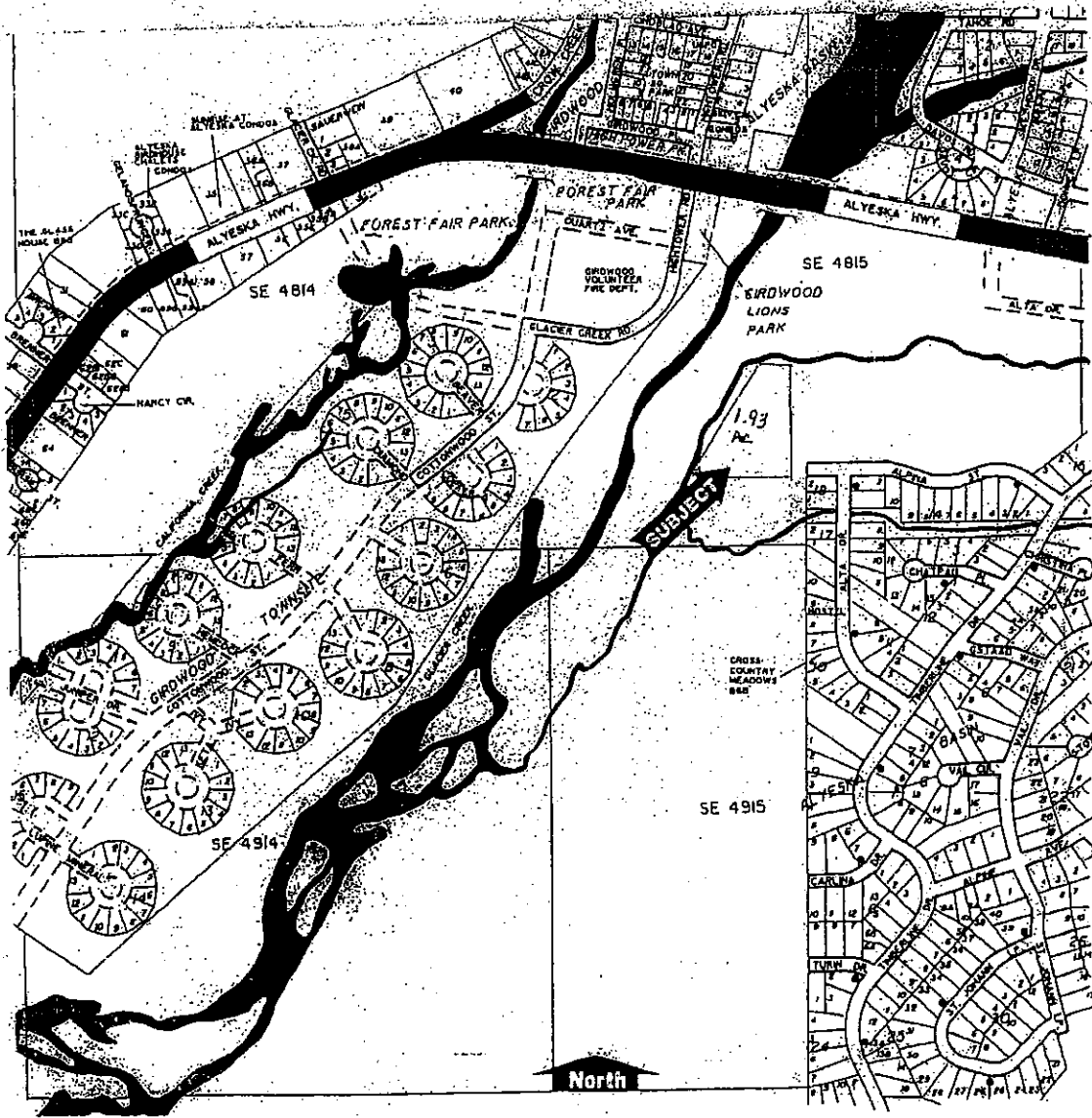


Exhibit A

5

**POSTING
AFFIDAVIT**

2007-082

RECEIVED

APR 24 2007

ANCHORAGE MUNICIPAL CODE
2007-082



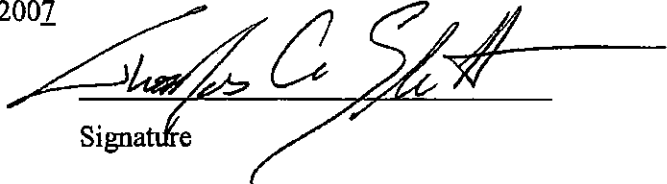
AFFIDAVIT OF POSTING

CASE NUMBER:

THOMAS A. ELLIOTT

I, _____ 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 REZONE. The notice was posted on 4-23-07, 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 28th day of APRIL, 2007


Signature

LEGAL DESCRIPTION

Tract or Lot

B

Block

Subdivision

ALPINE VIEW ESTATES Ph 2

6

HISTORICAL INFORMATION

Submitted by: Chair of the Assembly at
the request of the Mayor
Prepared by: Heritage Land Bank
For Reading:

CLERK'S OFFICE

APPROVED

Date: 7-26-05

ANCHORAGE, ALASKA

AO NO. 2005-72 (S)

1 AN ORDINANCE AUTHORIZING EXCHANGE OF A PORTION OF HERITAGE LAND
2 BANK PARCEL NO. 6-036 FOR A PORTION OF TRACT A-2D, ALPINE VIEW ESTATES
3 SUBDIVISION.

4
5 **WHEREAS**, the proposed exchange has been reviewed by all municipal agencies, and HLB
6 Parcel 6-036 is not needed for future municipal purposes; and
7

8 **WHEREAS**, the Municipality may exchange Heritage Land Bank land for other land on at least
9 an equal value basis, as determined by a fair market value appraisal, pursuant to Anchorage
10 Municipal Code section 25.40.020E.; and
11

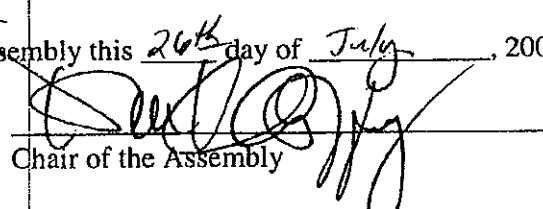
12 **WHEREAS**, following a public hearing on February 22, 2005, the Heritage Land Bank Advisory
13 Commission passed Resolution 2005-03, approving a trade of Tract A-2D, Alpine View Estates
14 Subdivision, consisting of approximately 8.41 acres (Parcel A, Appendix A), for a portion of HLB
15 Parcel 6-036, consisting of approximately 1.93 acres (Parcel B, Appendix A), subject to the
16 condition that all associated costs, including appraisals, any additional land use studies, amending
17 the Girdwood Area Plan, survey and/or plat work, and rezoning, shall be at the applicant's
18 expense; now, therefore,
19

20 **THE ANCHORAGE ASSEMBLY ORDAINS:**

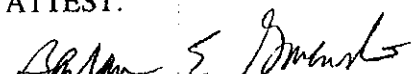
21
22 **Section 1.** The Municipality is authorized to exchange a portion of HLB Parcel 6-036
23 containing approximately 1.93 acres, for a portion of Tract A-2D, Alpine View Estates
24 Subdivision, containing approximately 8.41 acres, subject to the condition that all associated costs,
25 including appraisals, any additional land use studies, amending the Girdwood Area Plan, survey
26 and/or plat work, and rezoning, shall be at the applicant's expense.
27

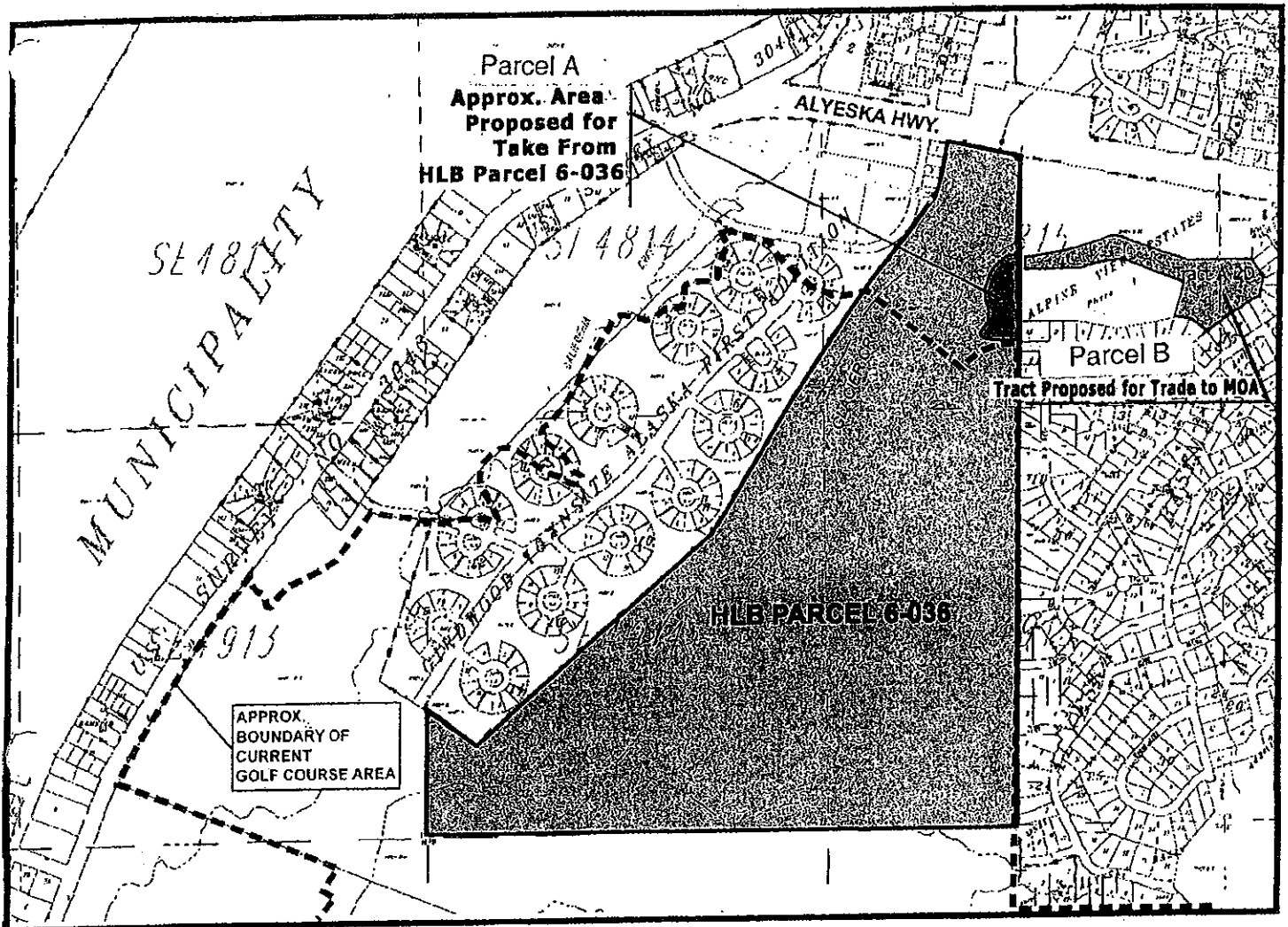
28 **Section 2.** This ordinance shall be effective upon receipt of appraisals of both parcels
29 indicating the fair market value of the 8.41 acre portion of Tract A-2D, Alpine View Estates
30 Subdivision is equal to or greater than the fair market value of the 1.93 acre portion of HLB Parcel
31 6-036 corresponding appropriate amendments to the Girdwood Area Plan recommended by the
32 Planning and Zoning Commission and approved by the Anchorage Assembly.

33
34 PASSED AND APPROVED by the Anchorage Assembly this 26th day of July, 2005.

35
36
37 
Chair of the Assembly

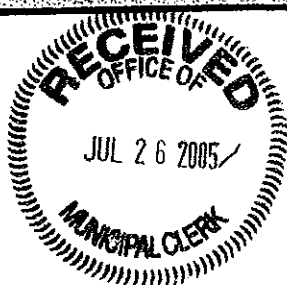
38 ATTEST:

39 
40
41 Municipal Clerk

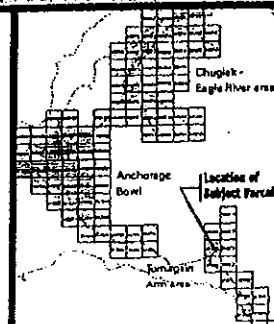


HLB PARCEL 6-036

LEGAL: TRACT 17C, GIRDWOOD TOWNSITE
LOCATION: GLACIER CREEK AND ALYESKA HIGHWAY
SIZE: 207.76 ACRES
ZONING: R11, Open Space, Commercial Recreation
CURRENT USE: Portion under Lease for golf/ nordic ski course



AM 368-2005:
 Appendix A



MUNICIPALITY OF ANCHORAGE

DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES

PARKS & RECREATION DIVISION

MEMORANDUM

DATE: March 17, 2003
TO: Girdwood Board of Supervisors
FROM: Carolyn Bloom, Acting Manager, Parks & Recreation
SUBJECT: Proposed Park Acquisition – Cabana Property

It has been proposed that a piece of property in the Alyeska Basin Subdivision be added to the Girdwood park system. Mr. Tim Cabana, the developer, has suggested that the property become park land and in exchange, that the Municipality compensate him with a piece of property from the Heritage Land Bank that he could develop. Parks & Recreation has been asked to look at the property and ascertain whether or not the parcel would be of benefit to the Girdwood park system.

The idea of a park in this area has been supported in various community discussions including the Land Use Committee meeting on May 14, 2002 and at the Girdwood Board of Supervisors regular meeting on May 20, 2002. Those present at the Land Use Committee meeting voted in favor of the proposal. The Board of Supervisors unanimously voted to accept the findings of the Land Use Committee and write letters of non-objection to support the idea.

In the Girdwood Area Plan, the "Public Facility Plan" section identifies a need for a neighborhood park in the Alyeska Basin area. It further describes a park, ranging in size from 5 – 15 acres that would include equipped play lots, tennis and basketball courts, and open play fields for soccer and softball. It would also include wooded footpaths and benches for passive use.

Parks & Recreation supports the acquisition of this parcel. However, we do not believe that this acquisition satisfies the need for a neighborhood park in the Alyeska Basin Subdivision. While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the Girdwood Area Plan (play lots, tennis courts, basketball courts, or open play fields).

The parcel can be divided into two distinct parts:

1. One part of this parcel is open, free of trees and relatively flat. It is classified as Class C Wetlands. This open area would best be left as undeveloped, open space, for casual, passive use, similar to Moose Meadows Park. It could be used in the winter for cross country skiing, snowshoeing, or dog walking. In summer, when accessible and dry, it could be used by pedestrians to access to Alyeska Highway and the adjoining bike trail. It provides an unobstructed view of mountains in all directions.

Although it has been suggested that this property be developed with recreation facilities such as ball fields, ice rink, track, or play equipment, development of recreation facilities in this parcel does not seem feasible. Development of Class C Wetlands requires a permit from the Corps of Engineers. There are varying opinions about how difficult it would be to obtain a permit. Access is limited and not adequately supported by designated parking. The property is covered with varying depths of peat or muskeg that would have to be removed for development, driving up the cost of development.

2. The other part of this parcel is wooded and follows a small creek. There are setback requirements that prohibit construction within 25' of the creek. On this parcel, narrow, soft trails could be cleared, providing a link to a pedestrian route to eventually connect with trails that would lead to Glacier Creek or to Alyeska Highway and the adjoining bike trail.

In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the Girdwood Area Plan. However, this parcel does not meet the criteria of a neighborhood park, that can support those recreation facilities needed for more active recreation.



Municipality of Anchorage

George P. Wuerch, Mayor



Girdwood Board of Supervisors

P.O. Box 390 • Girdwood, Alaska 99587

Girdwood Community Council <http://gbos.org> (907) 754-1234 gbos@girdwood.net
 | Anne Herschleb | David Sears | Norman Starkey | Soren Wuerth | Diana Livingston |

June 11, 2002

Art Eash, Land Management Officer
 Municipality of Anchorage Heritage Land Bank
 PO Box 196650 Anchorage AK 99519-6650
 (907) 343-4807 (Fax) 343-4526

Re: HLB/CRS Cabana Land Swap

Dear Art Eash,

The Girdwood Board of Supervisors unanimously agreed to request that the Heritage Land Bank and the Cultural and Recreational Services departments of the Municipality of Anchorage formally pursue the land swap described by Tim Cabana at the May 20, 2002 GBOS meeting and the May 14, 2002 Girdwood LUC meeting. Mr. Cabana indicated that you and he had discussed the *land swap*, however, George Cannelos attended the May 20, 2002 meeting and indicated that the *swap* was not formally "with" HLB. We understand that the final approval will need to come from the Anchorage Assembly as a "land disposal."

"MOTION: Letter of non-objection for the preliminary description by Tim Cabana of a land swap to be considered by HLB/ MUNI Cultural and Recreational Services and supporting the related guidelines on Pages 71 & 72 of the Girdwood Area Plan. 1.Sears/2.Livingston - PASSED (Unanimous)" *

The Girdwood Land Use Committee meets on the second Tuesday of each month. Girdwood LUC Diane Powers may be reached at 230-2439 for If you have any questions, please do not hesitate to contact me at 754-1234 or 783-3153. Please alert the GBOS office at 754-1234 when the GBOS copy of the final detailed version of the staff reports and a presentation packet is available. Thank you.

Sincerely yours,

Anne Herschleb

Anne Herschleb, Chair
 Girdwood Board of Supervisors

Attachment(s):

* GBQS May 20, 2002 Minutes

Copy to:

George Cannelos, HLB Executive Director | (907) 343-4807 | (Fax) 343-4526
Tim Cabana | (907) 783-3297 | (Fax) 783-3299
Jim Posey, Cultural and Recreational Services Director | (907) 343-4365 | (Fax) 343-4318
Girdwood Land Use Committee Chair Diane Powers
Mayor George P. Wuerch c/o Betty L. Fauber | (907) 343-4409 | (Fax) 343-4499
Girdwood Fire Chief Bill Chadwick | (907) 783-2511 | (Fax) 783-3122
Anchorage Assembly Member Dick Tremaine | tremaine@alaska.net
Anchorage Assembly Member Janice Shamberg | jcshamberg@gcl.net
MUNI Public Works - Street Maintenance Jerry Pineau
Dick Dworsky | P. O. Box 196650, 99519-6650

DOC: 2002_06_11_HLB_CRS_CabanaLandSwap.htm



Municipality of Anchorage

George P. Wuerrh, Mayor



Girdwood Board of Supervisors

P.O. Box 2600 • Girdwood, Alaska 99527

Girdwood Community Council <http://gbos.org> (907) 754-1234 gbos@girdwood.net

| Anne Herschleb | David Sears | Norman Starkay | Soren Wuerrh | Diana Livingston |

March 30, 2003

George Cannelos, Director
Municipality of Anchorage Heritage Land Bank
Post Office Box 196650 Anchorage Alaska 99519-6650
USPS CERTIFIED RETURN RECEIPT REQUESTED

Re: Proposed Park Acquisition - Cabana Subdivision

Dear Mr. Cannelos:

Carolyn Bloom, MOA Department on Cultural and Recreational Services, attended the Girdwood Board of Supervisor's (GBOS) March 17, 2003, meeting to discuss the above referenced park acquisition, consisting of an exchange of approximately 8.4 acres in the proposed Cabana subdivision for approximately 2.4 acres under HLB jurisdiction and directly adjacent to the Cabana subdivision. The Department of Cultural and Recreational Services "supports the acquisition of this parcel" (see enclosed memo dated 3/17/2003).

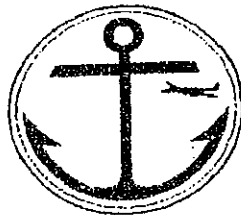
In May of 2002, this proposal was brought before the Girdwood Land Use Committee and the GBOS and received the support of both bodies; subsequently a letter dated June 11, 2002 (also enclosed) was sent to Art Eash, HLB, indicating this support.

At our March 17, 2003, meeting, the GBOS reaffirmed their support for this land exchange and would like the Heritage Land Bank to move forward with it.

Sincerely,

Anne Herschleb, Chair
Girdwood Board of Supervisors.

Municipality of Anchorage



P.O. Box 590
Girdwood, Alaska 99587
<http://www.muni.org>

Mark Begich, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
David Sears, Co-Chair, Diana Stone Livingston, Co-Chair;
Tracey Knutson, Richard Dowd

July 2, 2004

Ms. Robin Ward, Executive Director
Municipality of Anchorage, Heritage Land Bank
P. O. Box 196650
Anchorage, AK 99519-6650

Subject: HLB/CRS/Cabana Land Swap

Ms. Ward:

At the regular Girdwood Board of Supervisors meeting June 21, 2004 the proposed land swap between various municipal entities and Tim Cabana was brought up for discussion under Old Business. The issue for additional discussion was that the current land use study may reveal that on the lands proposed for exchange the soils may not support any kind of development. Following discussion of this further issue, upon motion duly made and seconded, the board unanimously agreed to provide a letter of non-objection to the land swap, even if the soils are determined not to be appropriate for any development.

I have reviewed my file on this matter, and it appears that from the initiation of this proposed land swap discussion, the land to be offered for trade by Mr. Cabana was not deemed to be appropriate for development. It has been generally accepted that the parkland so created would be similar in use to Moose Meadows.

Please contact us if you require any further clarification. Thank you.

Sincerely,

David Sears, Co-Chair

Diana Stone Livingston, Co-Chair

6-036: Agency Review Results

Department / Agency	Comments/objections?
AFD	No comments or Objections
ASD	No comments or Objections
APD	No comments or Objections
AWWU	In the event of a trade AWWU requires dedication of easements over existing utility mains where corridors may have been previously secured by municipal intergovernmental permit (IGP) Trade should be conditioned on platting the property to reflect traded portions. Questions what makes this situation unique when in past platting actions some developers have voluntarily dedicated parks, open spaces, greenbelts etc. without expectation of land trades or compensation.
Community Council: GBOS	Generally supports the concept of a trade based upon past presentations from the applicant.
Community Planning & Development	Points out that if the proposal were to go forward as is, the Girdwood Area Plan (GAP) would have to be amended.
Economic & Community Development	Preserve existing HLB Land for Economic Development potential in the future
Federation of Community Councils	No comments or Objections
Parks & Recreation	Requests postponement until they have opportunity to obtain information RE: HLB tract potential to provide for neighborhood park need
Clerk	No comments or Objections
HHS	No comments or Objections
ML&P	No comments or Objections
Merrill Field	No comments or Objections
Parking Authority	No comments or Objections
Property and Facility Management	No comments or Objections
Port	No comments or Objections
Public Transp.	No comments or Objections
Public Works	No comments or Objections
Street Maint.	No comments or Objections
Development Services	No comments or Objections
Land Use Enforcement	No comments or Objections
Project Mgmt. & Engineering	No comments or Objections
Traffic Engineering	No comments or Objections
SWS	No comments or Objections

MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES
PARKS & RECREATION DIVISION
MEMORANDUM

DATE: November 21, 2003
TO: Pat Tilton, Land Management Officer, Heritage Land Bank
FROM: Tom Korosej, Park Planner
SUBJECT: Proposed Trade of Portions of HLB Parcel 6-036

Parks and Recreation believes that the subject Tract A-2D, Alpine View Estates, has significant limitations on development potential for park purposes. We understand that the parcel is predominantly Category C wetlands, and is traversed by a stream. Although we believe the Alpine View Estates parcel has some value as open space, improvement of such an area for active park use is likely to entail higher than average cost.

We note that the Girdwood Park and Open Space Master Plan¹ calls for a neighborhood park in the vicinity of the HLB land areas, and the *Girdwood Area Plan* suggests an open space area somewhat north of the Alpine View Estates parcel. The *Park, Greenbelt, and Recreation Facility Plan* suggests that the neighborhood park in this area should include play equipment, a picnic area, and an open play area large enough for softball or football, as well as areas of natural vegetation. It is unclear that the Alpine View Estates parcel would accommodate optimal development, or whether loss of the subject HLB areas would diminish park development opportunities contrary to the Girdwood Park and Open Space Master Plan.

Parks and Recreation staff requests that a recommendation regarding the proposed land trade be postponed until staff has had an opportunity to obtain additional information about the subject HLB land areas such as from a site visit under appropriate conditions. With additional information, further analysis of potential impacts of the proposed trade on community park and recreation needs may be possible.

Thank you for the opportunity to comment.

Cc: John Rodda, Acting Director, Cultural and Recreational Services
Carolyn Bloom, Acting Manager, Parks and Recreation

HLB parcel 6-036 Girdwood mem.doc

¹ *Park, Greenbelt, and Recreation Facility Plan* (1985), p. 13.

Heritage Land Bank Advisory Commission

Resolution 2004-03

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION AUTHORIZING THE HERITAGE LAND BANK TO NEGOTIATE AN EQUAL VALUE LAND TRADE FOR A PORTION OF HLB PARCEL 6-036

WHEREAS, the Heritage Land Bank owns HLB Parcel 6-036, located within Section 17, Township 10 North, Range 2 East, Seward Meridian, Alaska; and

WHEREAS, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the comprehensive plan." (AMC 25.40.010); and

WHEREAS, "The inventory responsibility of the Heritage Land Bank is to identify all land and interests in land to be managed and/or retained by the HLB for future municipal use or disposal." (AMC 25.40.010.B.); and

WHEREAS, "the disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and Assembly, to convey management authority of Heritage Land Bank land for specific public facilities or purposes. Each disposal shall be in the municipal interest; and

WHEREAS, on January 14, 2004 the Heritage Land Bank Advisory Commission did hear a proposal from Mr. Tim Cabana asking for consideration to trade his property Tract A-2D, Alpine View Estates (approximately 7.04 acres) for park purposes for (approximately an 4.34 acre+/- portion) of HLB Parcel 6-036; and

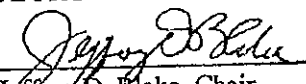
WHEREAS, at its March 17, 2003 meeting the Girdwood Board of Supervisors reaffirmed their support of the proposal; and

NOW THEREFORE BE IT RESOLVED, THAT the Heritage Land Bank Advisory Commission grants approval to the Heritage Land Bank to negotiate an equal value trade of portions of HLB Parcel 6-036 for Tract A-2D of Alpine View Estates Subdivision a 7.07+/- acre parcel located within the Girdwood Valley. Subject to the following conditions and understandings:

1. The negotiated trade shall not include those lands that are subject to stream protection setback requirements.
2. After the parties have come to a mutually acceptable agreement, the product will be brought back to the Heritage Land Bank Advisory Commission for public hearing and action before the package is taken before the Municipal Assembly for public hearing and final action.
3. All costs associated with conducting a Land Use Study, Amending the Girdwood Area Plan, survey/plat work, rezone and appraisals shall be at the applicant's expense.

Approved by the Heritage Land Bank Advisory Commission this 10TH day of March, 2004.

APPROVED:


Jeffery D. Blake, Chair
HLB Advisory Commission

ATTEST:


ACTING DIRECTOR
Heritage Land Bank

MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION

March 10, 2004
STAFF REPORT

HLBAC Resolution 2004-03

A resolution of the Heritage Land Bank Advisory Commission authorizing the Heritage Land Bank to negotiate an equal value land trade for a portion of HLB Parcel 6-036.

I. ISSUE

Whether the HLBAC should approve Resolution 2004-03, authorizing the Heritage Land Bank to negotiate an equal value land trade for an approximately 4.34-portion of HLB Parcel 6-036, an approximately 207.76-acre parcel located in the Girdwood area. The purpose of the trade would be that land received from this transaction would go to the MOA Parks and Recreation Department to become municipal park/open space, and the HLB land traded would be developed by the applicant.

II. AUTHORITY

AMC 25.40.010; "It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan."

AMC 25.40.025; "The HLB advisory commission shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the mayor and assembly regarding the disposal of HLB land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases, and easements."

AMC 25.40.030; "All public notices of proposed HLB advisory commission actions, including public hearings regarding such actions, shall precede a hearing before the advisory commission on the proposed action by at least 14 days."

III. BACKGROUND AND PROPOSAL

The applicant initially approached the Heritage Land Bank in 2002 with a proposal to trade a portion of the property he is developing within Alpine View Estates Subdivision. The applicant explained that through such a trade, MOA could acquire a 7.04-acre neighborhood park site and thereby cut down the level of density within the Alpine View Estates Subdivision development, while providing him with areas that he could develop further for residential as well as possible commercial recreational uses (see map, Appendix A).

The transportation section of The Girdwood Area Plan proposes a new access roadway into the valley in the vicinity of the subject properties. However, specific routes have as yet not been identified.

The 4.34-acre area requested for this trade is part of the much larger 207.76-acre HLB Parcel 6-036, most of which is included within the current lease area of the proposed Girdwood Golf Course. This requested portion appears to fall outside of the currently defined boundary for the golf course area.

The Girdwood Area Plan identifies this location for "Open Space" and "Commercial Recreation" land uses. The Girdwood Area Plan identifies the applicant's property for "Open Space" and "Single Family Residential" uses.

Parks and Recreation personnel visited the overall 7.04-acre site proposed for the trade. They observed that the site appeared to have significant levels of wet, peaty soils that would make development of neighborhood park facilities problematic. In a March 17, 2003 memorandum to the Girdwood Board of Supervisors, Parks and Recreation stated that, although they supported the acquisition of the property, it would merely serve to 'preserve and retain open space' and would not 'satisfy the need for a neighborhood park in the Alyeska Basin Subdivision' (See Appendix B). In subsequent conversations with Parks and Recreation, they expressed an interest in evaluating the HLB property under discussion as a possible alternative for their neighborhood park need.

Approximately 2+/- acres of the 7.04 acre Tract A-2D contains a stream thread protected under a minimum 25 feet "Stream Maintenance and Protection Easement" (either side of the stream center line). This renders a portion of the area as absolutely unavailable for any form of development and therefore should be quantified, and the size of the area proposed for trade reduced accordingly.

The applicant has provided a geotechnical report from Shannon & Wilson, Inc. that indicates that the site contains peat depths of 2 to 12 feet. However, the test pits seemed to be in areas mostly surrounding the site proposed for trade. The report is 18 pages in length and available upon request.

A site visit by staff on August 1, 2003, after a long period of significantly dry weather, found the site to be peaty and wet enough to bring water up the sides of their boots. Houses under construction adjacent to the site were being built upon what appeared to be gravel fill pads on top of filter fabric. Based on these observations, in order for the site to be developed for a neighborhood park, either a significant amount of material would need to be excavated and replaced with suitable material or would require filter fabric and gravel pad type of construction to create a suitable base for a limited level of development.

The Girdwood Board of Supervisors provided a memorandum of support for the concept of a trade, attached as Appendix C.

At our January meeting the commission tabled action on Resolution 2004-03, and asked that staff look into questions they had concerning the timeline, process and expenses that the applicant would face if this resolution were passed. The following points were addressed:

- As pointed out by HLBAC Chair Mary Jo Thill, the Girdwood Area Plan states that "All tracts of municipal lands greater than 20 acres should not be developed until master planning has been done or required." The area under discussion is a portion of HLB Parcel 6-036, a 207.76 acre tract. We estimate the minimum area that would require inclusion in a study to be 21.32 +/- acres.
- The majority of the 207.76-acre tract falls within the lease area for the proposed Girdwood Golf Course. Although the lease area for the proposed golf course has been studied and published in "Girdwood Golf Course, Trail and Open Space Project: Site Specific Land Use Study," it did not address that portion of Parcel 6-036 under current discussion. The Municipal Attorney's office has informed us that a study is required prior to disposal of any portion of HLB Parcel 6-036. Costs associated with the required study could meet or exceed \$10,000.00, dependent on the scope of work.
- Legal staff was also asked whether going forward with a trade could compromise the current golf course lease. They have cautioned us that by doing so could add fuel to complaints from the Glacier Valley Development Corporation group that the Municipality is not fairly addressing their interests by allowing competing housing development adjacent to the lease area.
- HLB staff asked the Municipal Planning and Survey about costs associated with: replatting the area from the larger parcel; rezoning; and, amending the GAP. The following data are conservative estimates, and includes an estimate for appraisal of the properties:

<u>Actions</u>	<u>Approx. costs</u>	<u>Estimated timeline</u> <u>(timelines are subject to change)</u>
Amending the GAP	\$3,360.00	= 2 to 3 months
Land Use Study	\$10k to \$15k	= 2 to 3 months to do plan, with
HLBAC/Assembly approval		= 2 to 3 months per body
Municipal Platting Fees	\$5.2k	= 2 to 3 months
Survey/Plat Work	\$10k to \$12k	= 2 to 3 months (with no delays)
Rezone	\$6k	= 2 to 3 months (concurrent w/replat)
<u>Appraisals for all properties</u>	<u>\$4.5k to \$6k</u>	<u>= 2 months</u>
TOTAL Estimated Costs	\$39,060.00+/-	= 12 - 17 months

The steps outlined above would be at the expense of the applicant and only be initiated if the commission approves HLBAC Resolution 2004-03 authorizing HLB to negotiate the equal value trade. Timeframe is very approximate and based upon a best case scenario of little or no significant delays.

IV. AGENCY COMMENTS

On October 30, 2003, staff sent a memorandum to municipal agencies as well as the Girdwood Board of Supervisors requesting they review the intent of the proposal and offer non-objection and/or justifying need to retain the subject property for municipal purposes. Or make additional comments. A summary of comments is included in this package (see Appendix D).

Of particular note, AWWU questions what makes this situation unique when in past platting actions some developers have voluntarily dedicated parks, open spaces, greenbelts, etc., without expectation of land trades or compensation (see Appendix E).

VII. RECOMMENDATION

It is staff's recommendation that the HLBAC reject applicant's proposal of a trade Tract A-2D, Alpine View Estates for equal value portions of HBL Parcel 6-036, as it is unnecessarily costly to the applicant, nor does it benefit the HLB to dispose of a portion of its property when a neighborhood park can more efficiently be created directly through negotiations with Parks and Recreation.

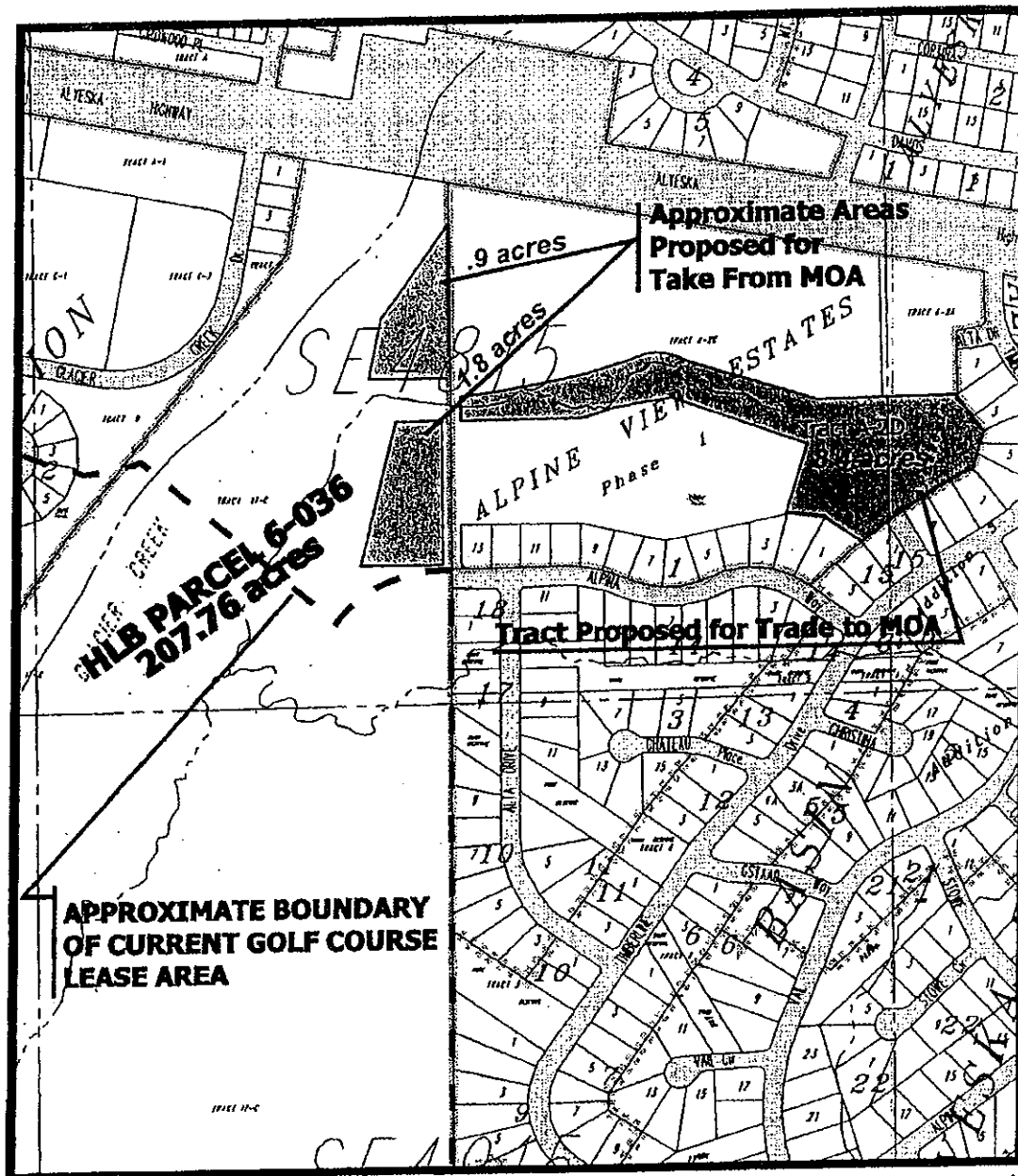
Approximately 2.41+/- acres of the HLB parcel are designated in the *Girdwood Area Plan (GAP)* for "Commercial Recreation" uses. This would suggest that HLB may be better served to consider making this portion of the area available for development in the future in accordance with the *GAP*. Additionally, Parks and Recreation has expressed a desire to further evaluate the HLB parcel for its potential to satisfy developable neighborhood park needs.

The developer has been pursuing this proposal for some time. By giving a definitive answer to his request, a rejection of the proposal will provide the developer with opportunities to go forward with his development of the property or to consider dedication of the parcel as greenbelt/open space due to its questionable suitability for development as an active recreation area.

VIII. APPENDICES

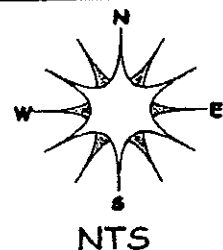
- Appendix A: Location map
- Appendix B: 3/17/2003 Memorandum: MOA Parks to GBOS
- Appendix C: GBOS Memorandum
- Appendix D: Agency Review Summary
- Appendix E: AWWU Agency Review Comment
- Appendix F: HLBAC Resolution 2004-03

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LOCATION MAP

Proposed Land Trade
Tract A-2D, Alpine View Estates
for
Portion of HLB Parcel 6-036



MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES
PARKS & RECREATION DIVISION
MEMORANDUM

DATE: March 17, 2003
TO: Girdwood Board of Supervisors
FROM: Carolyn Bloom, Acting Manager, Parks & Recreation
SUBJECT: Proposed Park Acquisition – Cabana Property

It has been proposed that a piece of property in the Alyeska Basin Subdivision be added to the Girdwood park system. Mr. Tim Cabana, the developer, has suggested that the property become park land and in exchange, that the Municipality compensate him with a piece of property from the Heritage Land Bank that he could develop. Parks & Recreation has been asked to look at the property and ascertain whether or not the parcel would be of benefit to the Girdwood park system.

The idea of a park in this area has been supported in various community discussions including the Land Use Committee meeting on May 14, 2002 and at the Girdwood Board of Supervisors regular meeting on May 20, 2002. Those present at the Land Use Committee meeting voted in favor of the proposal. The Board of Supervisors unanimously voted to accept the findings of the Land Use Committee and write letters of non-objection to support the idea.

In the Girdwood Area Plan, the "Public Facility Plan" section identifies a need for a neighborhood park in the Alyeska Basin area. It further describes a park, ranging in size from 5 – 15 acres that would include equipped play lots, tennis and basketball courts, and open play fields for soccer and softball. It would also include wooded footpaths and benches for passive use.

Parks & Recreation supports the acquisition of this parcel. However, we do not believe that this acquisition satisfies the need for a neighborhood park in the Alyeska Basin Subdivision. While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the Girdwood Area Plan (play lots, tennis courts, basketball courts, or open play fields).

APPENDIX B

The parcel can be divided into two distinct parts:

1. One part of this parcel is open, free of trees and relatively flat. It is classified as Class C Wetlands. This open area would best be left as undeveloped, open space, for casual, passive use, similar to Moose Meadows Park. It could be used in the winter for cross country skiing, snowshoeing, or dog walking. In summer, when accessible and dry, it could be used by pedestrians to access to Alyeska Highway and the adjoining bike trail. It provides an unobstructed view of mountains in all directions.

Although it has been suggested that this property be developed with recreation facilities such as ball fields, ice rink, track, or play equipment, development of recreation facilities in this parcel does not seem feasible. Development of Class C Wetlands requires a permit from the Corps of Engineers. There are varying opinions about how difficult it would be to obtain a permit. Access is limited and not adequately supported by designated parking. The property is covered with varying depths of peat or muskeg that would have to be removed for development, driving up the cost of development.

2. The other part of this parcel is wooded and follows a small creek. There are setback requirements that prohibit construction within 25' of the creek. On this parcel, narrow, soft trails could be cleared, providing a link to a pedestrian route to eventually connect with trails that would lead to Glacier Creek or to Alyeska Highway and the adjoining bike trail.

In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the Girdwood Area Plan. However, this parcel does not meet the criteria of a neighborhood park, that can support those recreation facilities needed for more active recreation.

APPENDIX B (CONT)



Municipality of Anchorage

George P. Wuersch, Mayor



Girdwood Board of Supervisors

P.O. Box 9800 • Girdwood, Alaska 99567

Girdwood Community Council <http://gbos.org> (907) 754-1234 gbos@girdwood.net
| Anne Herschleb | David Sears | Norman Starkey | Soren Wuert | Diana Livingston |

March 30, 2003

George Canelos, Director
Municipality of Anchorage Heritage Land Bank
Post Office Box 196650 Anchorage Alaska 99519-6650
USPS CERTIFIED RETURN RECEIPT REQUESTED

Re: Proposed Park Acquisition - Cabana Subdivision

Dear Mr. Canelos:

Carolyn Bloom, MOA Department on Cultural and Recreational Services, attended the Girdwood Board of Supervisor's (GBOS) March 17, 2003, meeting to discuss the above referenced park acquisition, consisting of an exchange of approximately 8.4 acres in the proposed Cabana subdivision for approximately 2.4 acres under HLB jurisdiction and directly adjacent to the Cabana subdivision. The Department of Cultural and Recreational Services "supports the acquisition of this parcel" (see enclosed memo dated 3/17/2003).

In May of 2002, this proposal was brought before the Girdwood Land Use Committee and the GBOS and received the support of both bodies; subsequently a letter dated June 11, 2002 (also enclosed) was sent to Art Eash, HLB, indicating this support.

At our March 17, 2003, meeting, the GBOS reaffirmed their support for this land exchange and would like the Heritage Land Bank to move forward with it.

Sincerely,

Anne Herschleb, Chair
Girdwood Board of Supervisors.

6-036: Agency Review Results

Department / Agency	Comments/objections?
AFD	No comments or Objections
ASD	No comments or Objections
APD	No comments or Objections
AWWU	In the event of a trade AWWU requires dedication of easements over existing utility mains where corridors may have been previously secured by municipal intergovernmental permit (IGP) Trade should be conditioned on platting the property to reflect traded portions. Questions what makes this situation unique when in past platting actions some developers have voluntarily dedicated parks, open spaces, greenbelts etc. without expectation of land trades or compensation.
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Project Mgmt. & Engineering	No comments or Objections
Traffic Engineering	No comments or Objections
SWS	No comments or Objections

APPENDIX D

Municipality of Anchorage

ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

DATE: December 10, 2003

TO: Pat Tilton, Land Management Officer

FROM: Kurt Vause, Manager, Engineering Division, AWWU

SUBJECT: Proposed Trade of Portions of HLB Parcel 6-036 located in the Girdwood Valley

Comments:

1. An AWWU (public) sanitary sewer main is aligned on the east boundary of HLB Parcel 6-036 (also the property line common to the municipal parcel and the applicant's property). In the event of a land trade, AWWU requires dedication of easements over existing utility mains where corridors may have been previously secured by municipal Intergovernmental Permit (IGP).
2. In the event of a land trade, it should be conditioned on platting the property to reflect the traded portions, further distinguishing private from public parcels.
3. In past platting actions, numerous developers have dedicated greenbelts, creek setback protections, open space, parks, etc. without benefit, request, or expectation of a land trade or compensation. Is there something that makes this location and situation very unique and different to consider a "trade"? See conditions of approval (attached) to Preliminary Platting Case S-10930.

APPENDIX E

"Submitting an application for annexation into a Limited Road Service Area to the Street Maintenance Department within the timeframe required for the annexation application to appear on the April 2003 ballot."

b. S-10816 Amendment to AMC 21.85

Approval of an amendment to AMC 21.85.030 to add natural gas facilities to subdivision improvements in the urban and suburban areas of the Municipality.

Approval of the addition of a new section, AMC 21.85.155 requiring installation in accordance with specifications of the Municipality and the utility providing the service.

c. S-10930 Alpine View Estates Subdivision with Vacation

A. Approval of the request to vacate St. Anton Way and partial vacation of Alta Drive rights-of-way subject to filing a suitable replat within 60 months.

B. Approval of the Four-Phase Plan shown on the preliminary plat.

C. Approval of the plat for 60 months subject to:

1. Resolving utility easements.

2. Resolving with AWWU:

a. Providing a 30-foot protective easement and/or right-of-way for the sanitary sewer mainline along the west property boundary.

b. Entering into mainline extension agreements with AWWU for the provision of public water and sanitary sewer to the proposed lots and tracts.

3. Obtaining a wetland permit from the Corps of Engineers prior to the issuance of any permit

- c. A hydrology report as required by the *Anchorage Wetlands Management Plan* with a copy submitted to the Community Planning Department
 - d. Base flood elevation data has been provided for subdivision proposals and other proposed development which contains at least 50 lots or five acres, whichever is less to the Development Services Department as required by AMC 21.60.050.C.3 prior to the issuance of a land use permit.
 - e. A comprehensive storm water site plan in accordance with the guidelines of the Municipality's Storm Water Treatment Plan Review Guidance Manual for review and approval prior to the issuance of any fill and grading or land use permits.
 - f. A final site grading and drainage plan with appropriate horizontal and vertical elevations for the development to Public Works for approval, with approved copies to be filed with Building Safety and the Planning Department.
 - g. A copy of the approved wetlands permit issued by the Corps of Engineers, if required.
6. Resolving with Project Management and Engineering the need for additional explorations to determine the extent of peat throughout the site and the need for additional borings if pile foundations are required as recommended in the *1985 Geotechnical Report* prepared by Tryck, Nyman and Hayes.
7. Surveying the creek and showing the surveyed creek boundaries on the plat.

16. Identifying the dashed line indicating an easement shown from Alta Drive to Tract A-2D. This is intended to provide public access to Tract A-2D, which is proposed to be acquired as a neighborhood park. Use and intent for the easement should be noted on the plat.

Identifying the 10' x 245' parcel/tract shown between proposed Lots 23 and 24 and specifying whether it is an easement or dedication for public access to the proposed park on Tract A-2D.

Resolving the need to submit a site and landscaping plan to the Community Planning Department showing the extent of the area to be cleared, the building pads and driveways for all single-family residential lots, the multi-family development and commercial areas in accordance with the Best Management Practices of the Anchorage Wetlands Management Plan. The site plan should provide a detailed landscape plan of the vegetation to be preserved especially the mature growth trees in the upland area of the site. A note should be placed on the site and landscaping plan requiring that the vegetation to be retained is to be flagged in the field and construction fencing or other firm barrier be used to ensure the survivability of the trees and vegetation.

19. Resolving the need to submit a final plat to the Planning Department to determine whether the plat shall be reviewed again by the Platting Board if the final plat differs from the preliminary plat in accordance with AMC 21.15.120.B.
20. Resolving with Parks and Recreation:
 - a. The location of a grade separated crossing in the vicinity of Glacier Creek, Alyeska Highway, and the north Section line of

A-2D is for public access.

- e. A note stating that development of this property is subject to obtaining a wetland permit from Corps of Engineers.
- f. A note on the plat stating the use and final ownership of Tract A2-D.
- g. A note stating that the development setback(s) along Kami Way is in addition to the required yard setback.
- h. A note regarding flood hazard if the site is determined to be within a flood hazard zone.

24. Making the following drafting changes:

- a. Street Names: Donner "Loop" should be labeled Drive. Rename Barrer Ave., as another similar sounding street name already exists within the municipality. It will be designated Place. Kami will be designated either a Lane or a Court.
- b. Map Information: At Kitzbuhel Rd. and Alpine Ave., Lot 13 should be labeled 12.

d. **S-10931 Alyeska Basin Unit 2, Block 1, Lot 1 with Vacation**

Case withdrawn by petitioner's representative per letter dated June 19, 2002.

e. **S-10935 Astoria Park Subdivision with vacation of utility easements**

- A. Approval of the request to vacate (eliminate) the 10-foot by 595-foot utility easement and the 20-foot by 490-foot utility easement subject to obtaining letters of non-objection from all the affected utility companies and filing a suitable re-plat within 18-months.

Heritage Land Bank Advisory Commission

Resolution 2004-03

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION
AUTHORIZING THE HERITAGE LAND BANK TO NEGOTIATE AN EQUAL VALUE
LAND TRADE FOR A PORTION OF HLB PARCEL 6-036

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WHEREAS, "The inventory responsibility of the Heritage Land Bank is to identify all land and interests in land to be managed and/or retained by the HLB for future municipal use or disposal." (AMC 25.40.010.B.); and

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WHEREAS, on January 14, 2004 the Heritage Land Bank Advisory Commission did hear a proposal from Mr. Tim Cabana asking for consideration to trade his property Tract A-2D, Alpine View Estates (approximately 7.04 acres) for park purposes for (approximately an 4.34 acre +/- portion) of HLB Parcel 6-036; and


WHEREAS, at its March 17, 2003 meeting the Girdwood Board of Supervisors reaffirmed their support of the proposal; and

NOW THEREFORE BE IT RESOLVED, THAT the Heritage Land Bank Advisory Commission grants approval to the Heritage Land Bank to negotiate an equal value trade of portions of HLB Parcel 6-036 for Tract A-2D of Alpine View Estates Subdivision a 7.07 +/- acre parcel located within the Girdwood Valley. Subject to the following conditions and understandings:

1. The negotiated trade shall not include those lands that are subject to stream protection setback requirements.
2. After the parties have come to a mutually acceptable agreement, the product will be brought back to the Heritage Land Bank Advisory Commission for public hearing and action before the package is taken before the Municipal Assembly for public hearing and final action.
3. All costs associated with conducting a Land Use Study, Amending the Girdwood Area Plan, survey/plat work, rezone and appraisals shall be at the applicant's expense.

Approved by the Heritage Land Bank Advisory Commission this 10TH day of
March, 2004.

APPROVED:


Jeffery D. Blake, Chair
HLB Advisory Commission

ATTEST:


ACTING DIRECTOR
Heritage Land Bank



MUNICIPALITY OF ANCHORAGE

PLANNING DEPARTMENT

MEMORANDUM

Date: January 6, 2005

To: Robin Ward, Executive Director, Heritage Land Bank

Thru: Tom Nelson, Director, Planning Department

Thru: Cathy Hammond, Physical Planning Division Manager

From: Kede Tobish, Senior Planner, Planning Department

Subject: Land Use and Issues Analysis of Possible Land Trade for HLB Parcel #6-036, Girdwood Valley

A. INTRODUCTION

The Heritage Land Bank (HLB) has been asked to consider and negotiate an equal value land trade for approximately 4.34 acres of the 207.06-acre HLB Parcel #6-036, which lies in mid-Girdwood Valley along Glacier Creek. The purpose of this land trade is to provide developable acreage within the HLB parcel as trade equity for land in the adjacent Alpine View Estates Subdivision, which would become municipal park and/or open space. This trade has been authorized and conditioned by the Heritage Land Bank Commission—*Resolution 2004-03*, from March 20, 2004. The purpose of this memo is to provide an overview of issues and recommendations relative to this proposal in a forum that can serve the HLB as a land use and preliminary disposal analysis.

Anchorage Municipal Code (AMC) *Section 25.40* establishes and defines the role of the HLB. Part of the Land Bank's function is to acquire, inventory, manage, withdraw, transfer, and dispose of municipal lands for various public purposes. Under *AMC 25.40.025—Heritage Land Bank Disposals*, the HLB is charged with determining which land or interests in lands should be disposed of, consistent with *AMC 25.40.020—Management of HLB Lands*, and the applicable policies of the comprehensive plan and implementing measures. A site-specific land use study for subject disposal lands shall be completed and adopted through the appropriate public process established in *AMC 25.40*.

A site-specific land use study of HLB lands must address the following:

- The need for community facilities such as roads, parks, trails, schools, etc;
- Identification of historical and natural landmarks, natural hazards, and environmentally sensitive areas;
- Public utility needs;
- Potential residential, commercial and industrial uses;
- Land use compatibility with adjacent areas. Consistency with land uses identified in the Comprehensive Plan and zoning for the area; and
- Consistency with land uses identified in the Comprehensive Plan and with zoning for the area.

B. BACKGROUND AND PROPOSAL

The landowner of Alpine View Estates Subdivision, located in the NW ¼ of Section 16 and the NE ¼ of Section 17, T12N, R2E, Seward Meridian, has submitted a request for a formal land trade to the municipal Heritage Land Bank. The landowner requests that the Municipality provide an equal value transfer of land, from within HLB Parcel #6-036, in exchange for proposed Tract A-2D, a 7.04-acre section of Alpine View Estates [refer to attached appendices for maps of subject parcels]. This tract is currently delineated in a preliminary plat and has not yet been recorded. At the time of this request, the applicant had not identified a specific section of the HLB parcel to fulfill this land exchange. The applicant instead identified that an approximate 4.34-acre portion of the northeast corner of HLB parcel 6-036, immediately adjacent to Alpine View Estates, would best fit into his subdivision's configuration. Proposed Tract A-2D is a wholly independent, non-development parcel, which includes a small tributary of Glacier Creek with adjacent forest and some ponded "C" wetlands.

C. LAND USE ANALYSIS AND ISSUES

1. HLB Parcel #6-036

Much of the undeveloped 207.76-acre HLB Parcel 6-036 is encumbered or otherwise included in the Girdwood Golf Course lease area, under agreements between the HLB and the Glacier Valley Development group. The general boundary for the future golf course development does not appear to encumber the subject area for this proposed land trade. The northeast border of Parcel 6-036 also includes an approximate .49-acre strip encumbered in an Intergovernmental Use Permit (#2003-043926-0) with the municipal Project Management and Engineering Department, which is reserved for public purposes, including utilities, trails and/or rights-of-way, as outlined in the agreement. Following is an outline of various land use designations of HLB Parcel #6-036:

- **Girdwood Area Plan (GAP) Designation(s) and Existing Conditions**

The 1995 GAP Land Use Plan map identifies this section of HLB Parcel #6-036 as mostly Open Space, with a portion north of the small stream as Commercial

Recreation. The GAP Land Use Suitability map delineates this section of Parcel #6-036 as a combination of *Generally Suitable* and *Generally Unsuitable* for development. The GAP Transportation Section identified a proposed new Girdwood Access road as running, conceptually, through the northeast section of Parcel 6-036, generally in the vicinity of the proposed trade lands. This new connector is described as a two-lane roadway with vegetative buffers. It will likely include a design speed of 40-45 MPH and associated turning radii, which may be an issue within the proposed trade areas of Parcel 6-036. The GAP recommends that a roadway corridor study be done to evaluate design needs, and community and environmental impacts. This same corridor was subsequently described in the more recent Girdwood Commercial Areas and Transportation Master Plan.

The preliminary platting for newer phases of Alpine View Estates has included a 60-foot right-of-way section for this new road, identified in the proposed plat as Kami Way, as recommended by MOA Traffic Engineering. Still unresolved relative to this future road corridor is the appropriate final right-of-way through the proposed land trade section of Parcel 6-036. This road issue will need formal right-of-way reservation based on engineered alignments and existing design speed standards, especially because of environmental constraints in the area, including wetlands, floodplain, topography, soils, public access and possible screening of future golf course amenities.

Parcel 6-036 includes a combination of typical Girdwood Valley coniferous forest, dominated by Sitka Spruce and Western Hemlock, and two distinct open wet meadow wetlands, designated as "C" in the Anchorage Wetlands Management Plan. These wet meadows generally drain into the small creek that exits Alpine View Estates Subdivision and meanders across the proposed trade lands before it turns south and drains into Glacier Creek. The lower portions of this creek have been reported as anadromous. But topography apparently precludes fish passage to portions of this stream in the trade area or farther into Alpine View Estates.

Based on the distribution of population and residential development in Girdwood, the GAP *Chapter 8—Public Policy Plan* highlights a future need for five neighborhood parks. These are defined in the GAP as:

- "...intended to provide space for active recreational facilities that may include equipped play lots, tennis and basketball courts, and open plat fields...."
- "The parks would also include wood footpaths and benches for passive use."
- "These parks would range from 5-15 acres..."

- "The 1987 Park Plan locates Alyeska Basin Neighborhood Park along the western side of the subdivision near the end of Alpine Way. However, there may be a potential conflict if a new road is needed in the future to connect Seward and Alyeska Highways on the east side of Glacier Creek."
- "An alternative location for the park may be the southern portion of the remaining undeveloped part of Alyeska Basin Subdivision that is on the north side of Alpine Way. The park, which would include the retention of the ephemeral stream and spruce/hemlock grove, could provide recreational amenities to the neighborhood. It could also provide a buffer for transition between existing residences and any new development that may occur on the remaining undeveloped land."
- "Acquisition of the park could occur either be by fee-simple acquisition or through a land trade with the private landowner. The Heritage Land Bank would be an appropriate vehicle to effectuate such an acquisition."

The GAP (page 72) references an alternative location for the neighborhood park intended for Alyeska Basin in the area of Alpine View Estates, which may be necessary because of conflicts with the future collector location. That area was formally delineated in the 1987 Turnagain Arm, Volume 3 version of the Anchorage Park, Greenbelt & Recreation Facility Plan.

Because the proposed land trade would result in a different land use in Parcel 6-036 than what exists, or is planned for the area in the GAP, a formal amendment to that section of the Land Use Plan would be required prior to transfer of ownership. The applicant has provided only a draft proposal for lot configuration for a proposed extension of Alpine View Estates Subdivision into the land trade areas of Parcel 6-036. A future GAP amendment is necessarily contingent on a final delineation of the actual area intended, and feasible, for future single family lots.

2. Alpine View Estates Subdivision

This relatively new subdivision currently includes a recorded plat for Phase 1 and preliminary approvals for future phases. The proposed area for this land trade is the 7.04-acre Tract A-2D, which is included in the preliminary plat approved for Phases 2 and 3 of this subdivision. Much of the tract is wetlands and stream channel. Wetlands in this parcel include grass and sedge-dominated meadows, underlain with varying depths of peat soils, transitional shrubby areas, and some permanent small pools and ponds. The easterly section of the wetland serves as the headwaters of Tract A-2D's stream channel. The remainder of the tract includes spruce/hemlock upland forest and a permanent, well-defined stream channel with some associated low-lying floodplain zones.

Much of the area in this tract has been reserved or is constrained because of wetland and stream features. In fact the majority of this site is either "C" wetlands, stream corridor, small ponds, and required setback areas from the creek, as conditioned in the

subdivision's existing General Permits for wetlands fills (*Glacier Creek 02-A and 03-A*). These General Permits include a requirement for a 75-foot setback from the creek in wetlands. The standard municipal 25-foot setback otherwise applies to upland areas adjacent to this creek. The General Permit reviews, conditions, and approvals were predicated on assumptions and offerings by the landowner that the wet meadow sections of this tract, at the subdivision's east edge, would not be filled, disturbed or developed. These areas of the subdivision, along with the creek corridor, were deemed the most important, and sensitive to development, in Alpine View Estates. Because of regulatory constraints and existing soils conditions, these areas would not likely receive future wetland permit authorizations for fill or disturbance.

These sections of the subdivision are identified as either open space or residential in the GAP Land Use Plan map. The existing subdivision includes wetland fill permits for Phase 1 and 2. Future phases, in areas north of Tract A-2D will require additional wetland permits, and to date, it is unclear to what extent those areas will be permitted or if fill restrictions will be conditions of those future approvals.

The landowner had previously submitted a preliminary plat for a proposed Phase 3 of Alpine View Estates [Case *S-11246*, December 2003], which included a dozen or so new lots, road access, and utilities laid out over the wetland meadow in the east edge of the parcel. This addition encompassed most of the east end of the current proposed trade parcel. This preliminary plat was rejected and sent back for redesign mainly because of outstanding environmental issues and a non-conforming proposed design.

Alpine View Estates includes public utilities from adjacent hook-ups and/or main lines to the existing Phases 1 and 2. These utilities are configured to provide services to future phases. Kami Way will provide primary access to the northern sections of Alpine View Estates and will become the north end of the new east valley connector. It is currently preliminarily platted to exit the parcel's west edge, just north of the stream, where it then enters HLB Parcel 6-036.

3. Additional Land Use Issues

The Girdwood Land Use Committee and the Girdwood Board of Supervisors approved the early platting actions for Alpine View Estates Subdivision, and passed supporting resolutions on the proposed land use trade for HLB acreage in Parcel 6-036. This support has been conveyed formally, via letters and copies of the resolution to the HLB. The Board of Supervisors acknowledged that Tract A-2D might only be suitable to provide natural open space public land to the Municipality.

The municipal Parks and Recreation Division of the Department of Cultural and Recreational Services reviewed the proposed land trade and evaluated the feasibility of configuring and constructing a neighborhood park in Tract A-2D. In a memorandum of March 17, 2003 (*Appendix D*), the acting manager of the Parks and Recreation Division conveyed a finding from their review, which stated, "While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the GAP (play lots, tennis courts, basketball

courts, or open play fields)... In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the GAP. However, this parcel does not meet the criteria of a neighborhood park that can support those recreation facilities needed for more active recreation."

Existing and potential public access to Tract A-2D includes preliminary plat pedestrian easements from the Phase 2 lots in Alpine View Estates, from Alta Drive into Tract A-2D to the north, and existing road venues at St. Anton Way off Timberline Drive, and from Barren Avenue at the west end. There is no public parking in the area and any future public parking to support a neighborhood park would necessarily have to be placed within Tract A-2D.

D. FINDINGS AND CONCLUSIONS

Given the environmental and associated regulatory constraints associated with Tract A-2D, including plat and wetland permit restrictions, existing soils conditions, and stream setback and floodplain issues, Planning concurs with Parks and Recreation's assessment of the parcel relative to its suitability and public value for a neighborhood park. Given the GAP's basic neighborhood park standards, this site would require extensive engineered design actions and fill before it is suitable for such a use. The only portion of Tract A-2D that could provide neighborhood park features without fill is that area along the stream channel, which is heavily forested. With the associated stream setback here, very little of this area could support neighborhood park facilities. It is highly unlikely that a suitable area of the wetland meadow of Tract A-2D would receive a wetland permit for fill in support of park facilities, given the permit history of this parcel.

While this tract has not been summarily restricted from development, the prior permit reviews revealed a strong agency propensity for delineating this area as vital to the function and headwaters of the stream. Projecting the existing required 75-foot setback in wetlands from the stream into this parcel encumbers nearly half of the wetland meadow. Even if the remainder of the meadow could receive Corps of Engineers authorization, there would not be sufficient area to support park facilities and associated amenities, as envisioned in the GAP.

Tract A-2D essentially represents the sum of area in Alpine View Estates constrained and compromised by a suite of development restrictions, relative to Title 21 regulations, GAP standards and policies, and regulatory findings. Tract A-2D would provide a community asset as a neighborhood natural open space that supports other public functions, such as flood attenuation, viewshed and wildlife habitat, and for water quality. It cannot support a neighborhood park per the standards in the GAP.

The north end of HLB Parcel 6-036 includes many of the same environmental constraints that are associated with Tract A-2D including the stream and wetland meadows. Coupled with these is a local topography issue, which will require consideration when planning for residential lots, access roads, utilities, and in siting the future east valley right-of-way

thru the area. The north end of Parcel 6-036 may not be wide enough to accommodate all of these land uses and public needs.

The Planning Department offers the following findings and conclusions on the proposed land trade:

1. Tract A-2D does not provide sufficient area, or appropriate land for a future neighborhood park, as envisioned in the GAP.
2. Tract A-2D represents valuable natural open space in this section of the Girdwood Valley and includes the headwaters of this small Glacier Creek tributary.
3. Tract A-2D corresponds to that area of Alpine View Estates that is constrained or could not otherwise be developed because of Title 21 regulations, GAP policies, and regulatory restrictions. Even without a land trade, most of this area will likely continue to provide open space and remain undeveloped because of these restrictions. Formally adding this tract to the Municipality's holdings, either as a neighborhood park or as an HLB parcel, is not necessary to preserve these public values.
4. Without considerable additional land use and engineering analyses and findings, it is not possible to determine the suitability of the 4.34 acre section of Parcel 6-036 for a land trade for residential development. Its suitability for providing single-family lots and associated infrastructure as an add-on to the adjacent sections of Alpine View Estates is indeterminate.
5. It would be appropriate for the HLB and the landowner of Alpine View Estates to consider an equal value land trade for portions of the north end of the HLB Parcel 6-036 in exchange for a similar area in the northwest corner of Tract A-2C of Alpine View Estates. This would provide the landowner or future owners with developable area of adjacent public land in exchange for conveyance of forested area in that section of Alpine View Estates that is otherwise needed for, and valuable as dedicated highway buffer. Such a trade would allow for an adequate and effective buffer zone to protect the viewshed and provide screening between Alyeska Highway and the future subdivision. At this location, code regulations for screening will not account for an effective buffer.

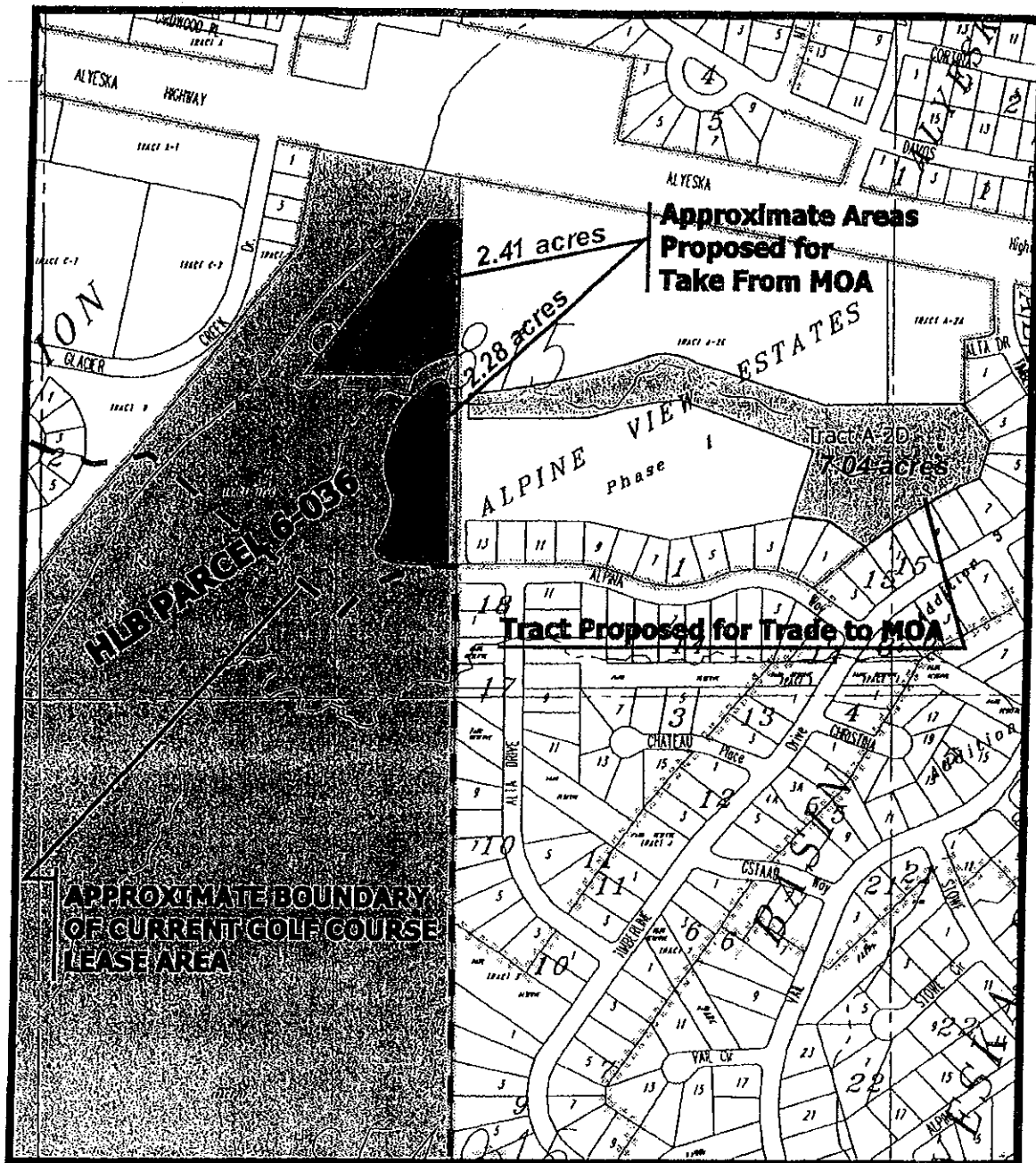
The following items would be required before a final determination for this request could be made:

1. The Municipality and the applicant must coordinate to identify a suitable area for the future right-of-way dedication for the east valley access road, which will enter the site as Kami Way north of the stream. This right-of-way needs to include sufficient area to accommodate traffic conveyance, design speed

geometry, snow storage and additional access points, pedestrian amenities, and landscaping-related requirements.

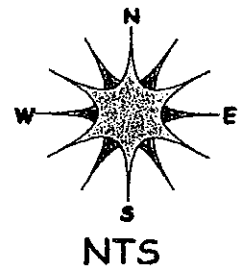
2. Final use determination of area within the existing Intergovernmental Use Permit (#2003-043926-0) corridor at the study area's east edge must be made. Some of this land may no longer be needed for the original purpose.
3. Determine who has the responsibilities for any necessary platting actions, and evaluation of platting constraints to the proposed land use of this area. Planning recommends that if the trade is approved, the landowner pursue Corps of Engineers permits prior to platting submittals.
4. Obtain Corps of Engineers authorizations for any fill and development plans in the "C" wetlands and/or for stream crossings west of Alpine View Estates in HLB Parcel 6-036. Permit conditions may further restrict the area of suitability for residential lots and/or associated utilities and roads. It should be presumed that the stream within the HLB parcel will continue to carry a 75-foot setback where there are adjacent wetlands and a 25-foot setback elsewhere.
5. Along with other conditions of approval, the GAP would need to be amended to make the proposed new residential development at this site a permitted land use in the R-11 zoning district. The GAP Land Use Map dictates land uses in the R-11 district, so that map would need to be amended to reflect the new designated land use for this section of Parcel 6-046.
6. The Heritage Land Bank would need to provide a cost-benefit analysis to determine if this use of public land for residential development provides equal public benefit to the land obtained in Alpine View Estates. Consideration should include costs associated with development of a neighborhood park at another location, since Tract A-2D cannot provide those facilities.
7. The Parks and Recreation Department or the Planning Department should undertake at least a cursory site evaluation of vacant lands south of Alyeska Highway and east of Glacier Creek, for a 5- to 15-acre parcel that could provide a neighborhood park. Without suitable acreage for this future park need, the north end of HLB Parcel 6-036 might have to be committed to that land use. [It should be noted here that the very north end of Parcel 6-036, where it abuts the Alyeska Highway right-of-way, is open and provides little screening of roadway impacts to residential areas to the south. Some additional non-disturbance area or new landscaping at the north end of Parcel 6-036 would likely need to be dedicated for screening.]

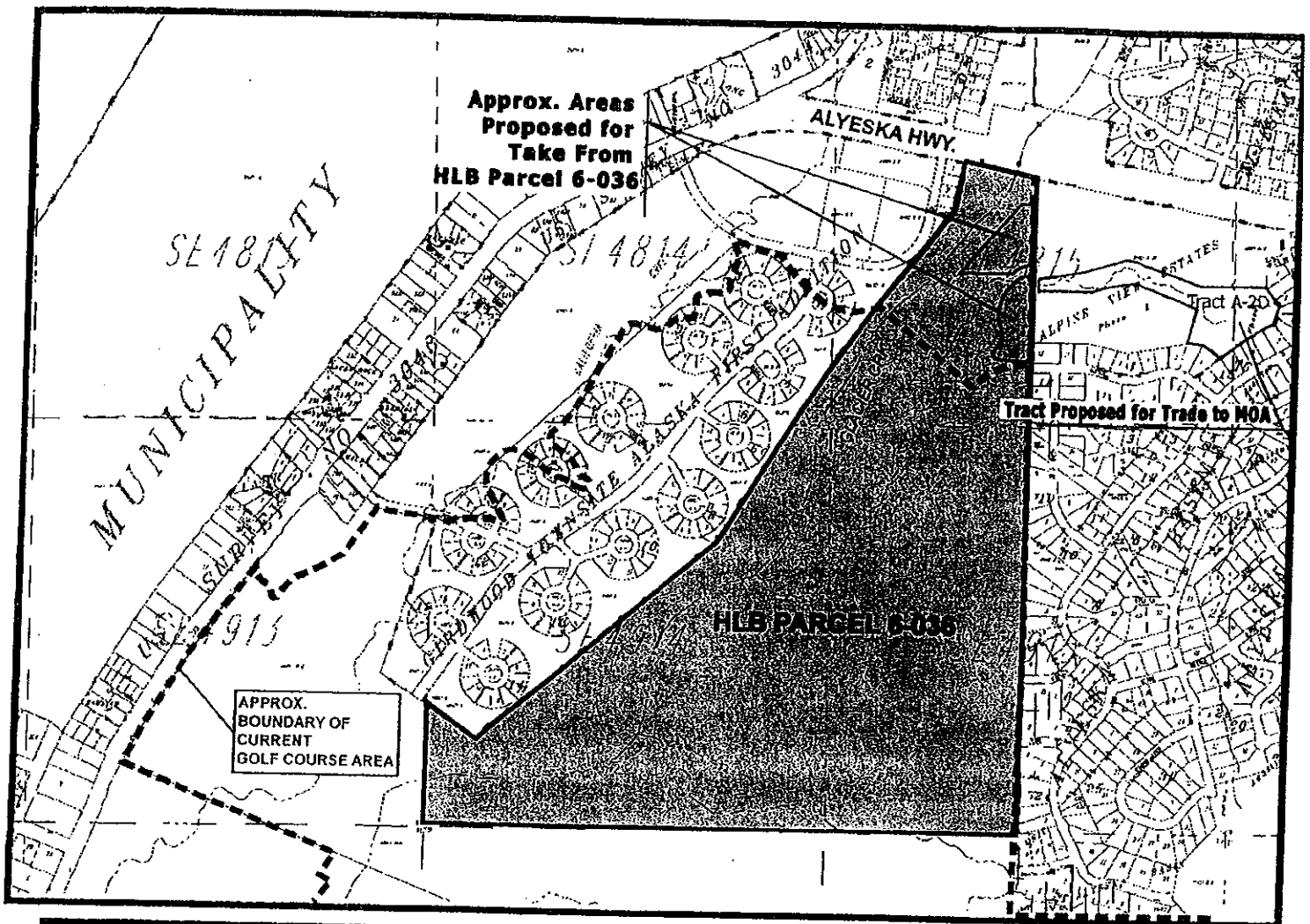
Attachments: Appendix A: Location Map
Appendix B: HLB Parcel 6-036
Appendix C: Girdwood Area Plan Land Use Plan Map 11
Appendix D: March 17, 2003 Memorandum to GBOS from Parks & Recreation Division



LOCATION MAP

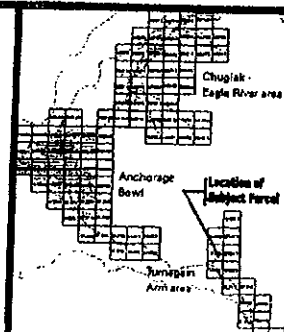
Proposed Land Trade
Tract A-2D, Alpine View Estates
for
Portion of HLB Parcel 6-036





HLB PARCEL 6-036

LEGAL: TRACT 17C, GIRDWOOD TOWNSITE
LOCATION: GLACIER CREEK AND ALYESKA HIGHWAY
SIZE: 207.76 ACRES
ZONING: R11, Open Space, Commercial Recreation
CURRENT USE: Portion under Lease for golf/ nordic ski course



Land Use Plan (Lower Valley Enlargement)



0 12 miles

- Single-family Residential
 - Multi-family Residential
 - Commercial/Residential
 - Commercial
 - Industrial
 - Transportation
 - Parks
 - Public Lands and Institutions
 - Resort
 - Commercial Recreation
 - Resort Reserve
 - Recreation Reserve
 - Development Reserve
 - Open Space
- University of Anchorage, Department of Community
Planning and Development, December 1995

CHUGACH NATIONAL FOREST

AREAS UNDER DISCUSSION

CHUGACH NATIONAL FOREST

APPENDIX C

MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES
PARKS & RECREATION DIVISION
MEMORANDUM

DATE: March 17, 2003
TO: Girdwood Board of Supervisors
FROM: Carolyn Bloom, Acting Manager, Parks & Recreation
SUBJECT: Proposed Park Acquisition – Cabana Property

It has been proposed that a piece of property in the Alyeska Basin Subdivision be added to the Girdwood park system. Mr. Tim Cabana, the developer, has suggested that the property become park land and in exchange, that the Municipality compensate him with a piece of property from the Heritage Land Bank that he could develop. Parks & Recreation has been asked to look at the property and ascertain whether or not the parcel would be of benefit to the Girdwood park system.

The idea of a park in this area has been supported in various community discussions including the Land Use Committee meeting on May 14, 2002 and at the Girdwood Board of Supervisors regular meeting on May 20, 2002. Those present at the Land Use Committee meeting voted in favor of the proposal. The Board of Supervisors unanimously voted to accept the findings of the Land Use Committee and write letters of non-objection to support the idea.

In the Girdwood Area Plan, the "Public Facility Plan" section identifies a need for a neighborhood park in the Alyeska Basin area. It further describes a park, ranging in size from 5 – 15 acres that would include equipped play lots, tennis and basketball courts, and open play fields for soccer and softball. It would also include wooded footpaths and benches for passive use.

Parks & Recreation supports the acquisition of this parcel. However, we do not believe that this acquisition satisfies the need for a neighborhood park in the Alyeska Basin Subdivision. While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the Girdwood Area Plan (play lots, tennis courts, basketball courts, or open play fields).

APPENDIX D

The parcel can be divided into two distinct parts:

1. One part of this parcel is open, free of trees and relatively flat. It is classified as Class C Wetlands. This open area would best be left as undeveloped, open space, for casual, passive use, similar to Moose Meadows Park. It could be used in the winter for cross country skiing, snowshoeing, or dog walking. In summer, when accessible and dry, it could be used by pedestrians to access to Alyeska Highway and the adjoining bike trail. It provides an unobstructed view of mountains in all directions.

Although it has been suggested that this property be developed with recreation facilities such as ball fields, ice rink, track, or play equipment, development of recreation facilities in this parcel does not seem feasible. Development of Class C Wetlands requires a permit from the Corps of Engineers. There are varying opinions about how difficult it would be to obtain a permit. Access is limited and not adequately supported by designated parking. The property is covered with varying depths of peat or muskeg that would have to be removed for development, driving up the cost of development.

2. The other part of this parcel is wooded and follows a small creek. There are setback requirements that prohibit construction within 25' of the creek. On this parcel, narrow, soft trails could be cleared, providing a link to a pedestrian route to eventually connect with trails that would lead to Glacier Creek or to Alyeska Highway and the adjoining bike trail.

In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the Girdwood Area Plan. However, this parcel does not meet the criteria of a neighborhood park, that can support those recreation facilities needed for more active recreation.

APPENDIX D (CONT)

Heritage Land Bank Advisory Commission

Resolution 2005-03

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL TO AUTHORIZE AN EQUAL VALUE LAND TRADE FOR A PORTION OF HLB PARCEL #6-036

WHEREAS, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the comprehensive plan." (AMC 25.40.010); and

WHEREAS, "The inventory responsibility of the Heritage Land Bank is to identify all land and interests in land to be managed and/or retained by the HLB for future municipal use or disposal." (AMC 25.40.010.B.); and

WHEREAS, "the disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and Assembly, to convey management authority of Heritage Land Bank land for specific public facilities or purposes. Each disposal shall be in the municipal interest"; and

WHEREAS, the Heritage Land Bank owns HLB Parcel 6-036, located within Section 17, Township 10 North, Range 2 East, Seward Meridian, Alaska; and

WHEREAS, on January 14, 2004 the Heritage Land Bank Advisory Commission did hear a proposal from Mr. Tim Cabana asking for consideration to trade his property Tract A-2D, Alpine View Estates for park purposes for a portion of HLB Parcel 6-036; and

WHEREAS, at its March 17, 2003 meeting the Girdwood Board of Supervisors reaffirmed their support of the proposal; and

WHEREAS, on March 10, 2004, the Heritage Land Bank Advisory Commission approved HLBAC Resolution 2004-03, authorizing the Heritage Land Bank to negotiate an equal value trade of a portion of HLB Parcel 6-036 for Tract A-2D of Alpine View Estates Subdivision a 7.07+/- acre parcel located within the Girdwood Valley; and

WHEREAS, the Heritage Land Bank further stipulated that a land use study be conducted to examine the nature of the land trade, following which a Land Use and Issues Analysis was conducted by the senior planner of the MOA Planning Department; and,

WHEREAS, HLBAC Resolution 2004-03 approved entering into negotiations with Mr. Cabana with the direction that the resultant product be brought back to the HLB Advisory Commission for public hearing and action preparatory to Assembly hearing and possible action,

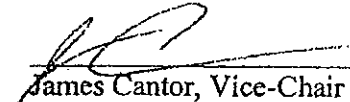
NOW THEREFORE BE IT RESOLVED, THAT the Heritage Land Bank Advisory Commission approves a trade of approximately 8.41 acres of Tract A-2D, Alpine View

Estates Subdivision, for approximately 1.93 acres constituting a portion of HLB Parcel #6-036, subject to the following conditions and understanding:

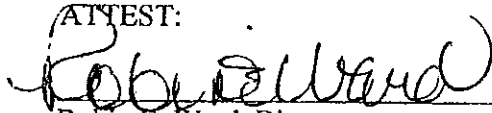
1. All associated costs, such as appraisals, any additional land use studies, amending the Girdwood Area Plan, survey/plat work, and rezoning shall be at the applicant's expense.

Approved by the Heritage Land Bank Advisory Commission on this, the 22nd day of February, 2005.

APPROVED:


James Cantor, Vice-Chair
HLB Advisory Commission

ATTEST:


Robin E. Ward, Director
Heritage Land Bank

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MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION

Staff Report
Resolution No. 2005-03
February 22, 2005

Prepared by Karlee Gaskill

I. ISSUE

Should HLB Advisory Commission approve Resolution No. 2005-03, authorizing the Heritage Land Bank to negotiate an equal value trade of land from within HLB Parcel #6-036, in exchange for Tract A-2D of Alpine View Estates, both located in Girdwood? The purpose of the trade would be to provide land received from this transaction to the MOA Parks and Recreation Department to become municipal park/open space, and to provide land currently held by HLB to be developed by the applicant.

II. AUTHORITY

AMC 25.40.010; "It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan."

AMC 25.40.025; "The HLB advisory commission shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the mayor and assembly regarding the disposal of HLB land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases, and easements."

AMC 25.40.030; "All public notices of proposed HLB advisory commission actions, including public hearings regarding such actions, shall precede a hearing before the advisory commission on the proposed action by at least 14 days."

III. BACKGROUND AND PROPOSAL

The applicant initially approached the HLB in 2002 with a proposal to trade a portion of the property he is developing within Alpine View Estates Subdivision for a portion of HLB Parcel 6-036. The applicant explained that through such a trade, MOA could acquire municipal park and/or open space and thereby cut down the level of density within the Alpine View Estates Subdivision development, while providing him with areas that he could develop further for residential as well as possible commercial recreational uses. (See maps, Appendices A & B).

The Girdwood Area Plan (GAP) designates HLB Parcel #6-036 as "Open Space" and "Commercial Recreation." The Girdwood Area Plan designates the applicant's property as "Open Space" and "Single Family Residential."

In a March 17, 2003, memorandum to the Girdwood Board of Supervisors (GBOS), Parks and Recreation stated that, although they supported the acquisition of the property, it would merely serve to 'preserve and retain open space' and would not 'satisfy the need for a neighborhood park in the Alyeska Basin Subdivision' (See Appendix C). Parks and Recreation, subsequently expressed an interest in evaluating the HLB property under discussion as a possible alternative for their neighborhood park need.

The Girdwood Land Use Committee and the Girdwood Board of Supervisors have formally supported the proposed land use trade. (See Appendix D and E).

This trade has been authorized and conditioned by the Heritage Land Bank Commission—*Resolution 2004-03*, from March 20, 2004 (See Appendix F).

In order to satisfy the requirement for a site specific land use study, Thede Tobish, Senior Planner, Planning Department, produced a Land Use and Issues Analysis (LUIA) addressing the proposed trade (See Appendix G).

The LUIA concludes that while Tract A-2D has not been summarily restricted from development, it is constrained or could not otherwise be developed because of Title 21 regulations, GAP policies, and regulatory restrictions. Even without a land trade, most of this area will likely continue to provide undeveloped open space because of these restrictions.

The LUIA further concludes that the area is not suitable for a park as envisioned in the GAP, noting that even if a portion of the meadow at the east end of Tract A-2D could receive the necessary Corps of Engineers (COE) authorizations, there would not be sufficient area to support park facilities and associated amenities. The LUIA recounted the history of the applicant's COE permits. The General Permit reviews, conditions, and approvals were predicated on assumptions and offerings by the landowner that the wet meadow sections of this tract, at the subdivision's east edge, would not be filled, disturbed or developed. These areas of the subdivision, along with the creek corridor, were deemed the most important, and sensitive to development, in Alpine View Estates. The LUIA concludes that, because of regulatory constraints and existing soils conditions, these areas would not likely receive the wetland permit authorizations for fill or disturbance required to develop a neighborhood park.

In addition, the LUIA notes that there is no public parking in the area and any future public parking to support a neighborhood park would necessarily have to be placed within Tract A-2D.

The feasibility of development of the relevant portions of HLB Parcel #6-036 has yet to be established and would require a formal amendment to that section of the GAP.

The LUIA does not support development of the proffered land as a neighborhood park. It further states that most of the land is likely to remain undeveloped open space. Therefore, formally

adding this tract to the Municipality's holdings; either as a park or as an HLB parcel, is not likely to provide additional benefit the community.

Applicant disputes a number of the premises cited in the LUA (See Triad Engineering's February 3, 2005, letter, Appendix H). Applicant notes, among other things, that an adjoining church would allow parking for the proposed park in its parking lot (See Appendix I).

IV. AGENCY COMMENTS

On October 30, 2003, staff sent a memorandum to municipal agencies as well as the GBOS requesting they review the intent of the proposal and offer non-objection and/or justifying need to retain the subject property for municipal purposes. Or make additional comments. A summary of comments is included in this package (see Appendix J).

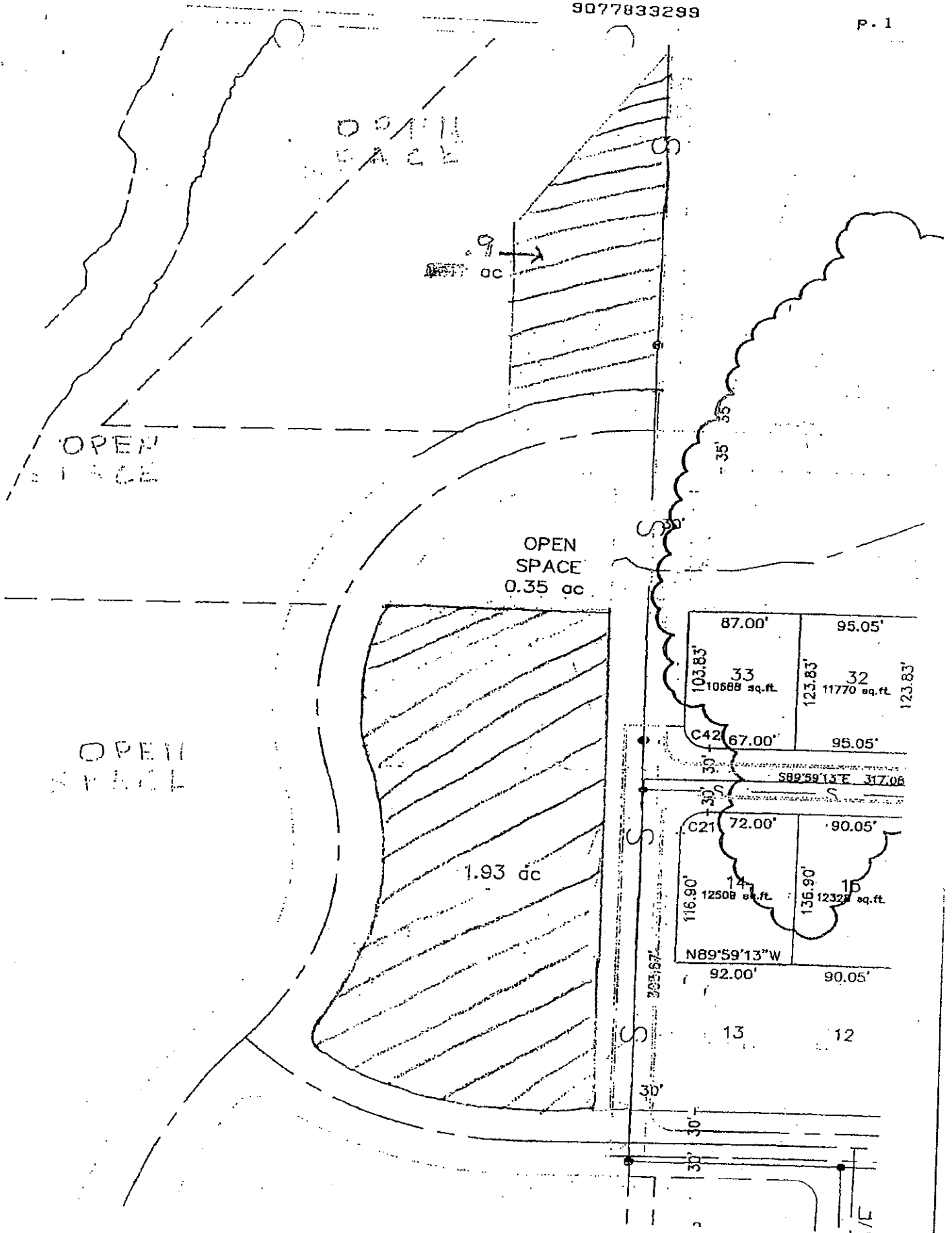
VII. RECOMMENDATION

Based on the LUA, it is staff's recommendation that the HLBAC reject applicant's proposal of a trade Tract A-2D, Alpine View Estates for equal value portions of HBL Parcel #6-036, because most, if not all, of the area is unlikely to be developed and will remain open space.

In the alternative, staff recommends approval of an equal value trade of portion of the southern parcel of HLB property (depicted in Appendix L), for the entire area offered by the applicant. This would provide for the open space in response to the recommendations of Parks and Recreation and the GBOS and allow HLB to retain the rest of HLB Parcel #6-036 for the benefit of the community. This alternative would be subject to appraisals of the proposed exchange parcels. All associated costs, such as appraisals, any additional land use studies, amending the Girdwood Area Plan, survey/plat work, and rezoning shall be at the applicant's expense.

VIII. APPENDICES

- Appendix A: Location map, subject portions of HLB Parcel #6-036
- Appendix B: Location map, Tract A-2D
- Appendix C: 3/17/2003 Memorandum: MOA Parks to GBOS
- Appendix D: GBOS Memorandum, March 30, 2003
- Appendix E: GBOS Memorandum, July 2, 2004
- Appendix F: HLBAC Resolution 2004-03
- Appendix G: Land Use and Issues Analysis
- Appendix H: Triad Engineering's February 3, 2005, letter
- Appendix I: Girdwood Chapel, UMC, letter January 13, 2004
- Appendix J: Agency Review Summary
- Appendix K: Location map, southern portion of HLB Parcel #6-036
- Appendix L: HLBAC Resolution 2005-03



MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES
PARKS & RECREATION DIVISION
MEMORANDUM

DATE: March 17, 2003
TO: Girdwood Board of Supervisors
FROM: Carolyn Bloom, Acting Manager, Parks & Recreation
SUBJECT: Proposed Park Acquisition – Cabana Property

It has been proposed that a piece of property in the Alyeska Basin Subdivision be added to the Girdwood park system. Mr. Tim Cabana, the developer, has suggested that the property become park land and in exchange, that the Municipality compensate him with a piece of property from the Heritage Land Bank that he could develop. Parks & Recreation has been asked to look at the property and ascertain whether or not the parcel would be of benefit to the Girdwood park system.

The idea of a park in this area has been supported in various community discussions including the Land Use Committee meeting on May 14, 2002 and at the Girdwood Board of Supervisors regular meeting on May 20, 2002. Those present at the Land Use Committee meeting voted in favor of the proposal. The Board of Supervisors unanimously voted to accept the findings of the Land Use Committee and write letters of non-objection to support the idea.

In the Girdwood Area Plan, the "Public Facility Plan" section identifies a need for a neighborhood park in the Alyeska Basin area. It further describes a park, ranging in size from 5 – 15 acres that would include equipped play lots, tennis and basketball courts, and open play fields for soccer and softball. It would also include wooded footpaths and benches for passive use.

Parks & Recreation supports the acquisition of this parcel. However, we do not believe that this acquisition satisfies the need for a neighborhood park in the Alyeska Basin Subdivision. While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the Girdwood Area Plan (play lots, tennis courts, basketball courts, or open play fields).

The parcel can be divided into two distinct parts:

1. One part of this parcel is open, free of trees and relatively flat. It is classified as Class C Wetlands. This open area would best be left as undeveloped, open space, for casual, passive use, similar to Moose Meadows Park. It could be used in the winter for cross country skiing, snowshoeing, or dog walking. In summer, when accessible and dry, it could be used by pedestrians to access to Alyeska Highway and the adjoining bike trail. It provides an unobstructed view of mountains in all directions.

Although it has been suggested that this property be developed with recreation facilities such as ball fields, ice rink, track, or play equipment, development of recreation facilities in this parcel does not seem feasible. Development of Class C Wetlands requires a permit from the Corps of Engineers. There are varying opinions about how difficult it would be to obtain a permit. Access is limited and not adequately supported by designated parking. The property is covered with varying depths of peat or muskeg that would have to be removed for development, driving up the cost of development.

2. The other part of this parcel is wooded and follows a small creek. There are setback requirements that prohibit construction within 25' of the creek. On this parcel, narrow, soft trails could be cleared, providing a link to a pedestrian route to eventually connect with trails that would lead to Glacier Creek or to Alyeska Highway and the adjoining bike trail.

In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the Girdwood Area Plan. However, this parcel does not meet the criteria of a neighborhood park, that can support those recreation facilities needed for more active recreation.



Municipality of Anchorage

George P. Wuerth, Mayor



Girdwood Board of Supervisors

P.O. Box 2887 • Girdwood, Alaska 99557

Girdwood Community Council <http://gbos.org> (907) 754-1234 gbos@girdwood.net
| Anne Herschleb | David Sears | Norman Starkey | Soren Wuerth | Diana Livingston |

March 30, 2003

George Cannelos, Director
Municipality of Anchorage Heritage Land Bank
Post Office Box 196650 Anchorage Alaska 99519-6650
USPS CERTIFIED RETURN RECEIPT REQUESTED

Re: Proposed Park Acquisition - Cabana Subdivision

Dear Mr. Cannelos:

Carolyn Bloom, MOA Department on Cultural and Recreational Services, attended the Girdwood Board of Supervisor's (GBOS) March 17, 2003, meeting to discuss the above referenced park acquisition, consisting of an exchange of approximately 8.4 acres in the proposed Cabana subdivision for approximately 2.4 acres under HLB jurisdiction and directly adjacent to the Cabana subdivision. The Department of Cultural and Recreational Services "supports the acquisition of this parcel" (see enclosed memo dated 3/17/2003).

In May of 2002, this proposal was brought before the Girdwood Land Use Committee and the GBOS and received the support of both bodies; subsequently a letter dated June 11, 2002 (also enclosed) was sent to ~~and~~ Eash, HLB, indicating this support.

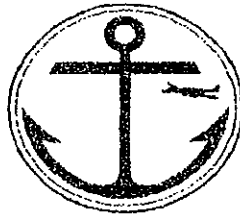
At our March 17, 2003, meeting, the GBOS reaffirmed their support for this land exchange and would like the Heritage Land Bank to move forward with it.

Sincerely,

Anne Herschleb, Chair
Girdwood Board of Supervisors.

Blank

Municipality
of
Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org>

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
David Sears, Co-Chair, Diana Stone Livingston, Co-Chair;
Tracey Knutson, Richard Dowd

Mark Begich, Mayor

July 2, 2004

Ms. Robin Ward, Executive Director
Municipality of Anchorage, Heritage Land Bank
P. O. Box 196650
Anchorage, AK 99519-6650

Subject: HLB/CRS/Cabana Land Swap

Ms. Ward:

At the regular Girdwood Board of Supervisors meeting June 21, 2004 the proposed land swap between various municipal entities and Tim Cabana was brought up for discussion under Old Business. The issue for additional discussion was that the current land use study may reveal that on the lands proposed for exchange the soils may not support any kind of development. Following discussion of this further issue, upon motion duly made and seconded, the board unanimously agreed to provide a letter of non-objection to the land swap, even if the soils are determined not to be appropriate for any development.

I have reviewed my file on this matter, and it appears that from the initiation of this proposed land swap discussion, the land to be offered for trade by Mr. Cabana was not deemed to be appropriate for development. It has been generally accepted that the parkland so created would be similar in use to Moose Meadows.

Please contact us if you require any further clarification. Thank you.

Sincerely,

David Sears, Co-Chair

Diana Stone Livingston, Co-Chair

Copies to:

Hon. Mayor Mark Begich
Mr. Art Eash, Heritage Land Bank
✓ Mr. Pat Tilton, Heritage Land Bank
Mr. Tim Cabana
Mr. Jeff Dillon, Director, Cultural and Recreational Services
Mr. John Gallup, Girdwood Land Use Committee Chair
Mr. Dick Tremaine, Anchorage Assembly
Ms. Janice Shamborg, Anchorage Assembly
Ms. Carolyn Bloom, Cultural and Recreational Services

Appendix E

Heritage Land Bank Advisory Commission

Resolution 2004-03

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION AUTHORIZING THE HERITAGE LAND BANK TO NEGOTIATE AN EQUAL VALUE LAND TRADE FOR A PORTION OF HLB PARCEL 6-036

WHEREAS, the Heritage Land Bank owns HLB Parcel 6-036, located within Section 17, Township 10 North, Range 2 East, Seward Meridian, Alaska; and

WHEREAS, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the comprehensive plan." (AMC 25.40.010); and

WHEREAS, "The inventory responsibility of the Heritage Land Bank is to identify all land and interests in land to be managed and/or retained by the HLB for future municipal use or disposal." (AMC 25.40.010.B.); and

WHEREAS, "the disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and Assembly, to convey management authority of Heritage Land Bank land for specific public facilities or purposes. Each disposal shall be in the municipal interest; and

WHEREAS, on January 14, 2004 the Heritage Land Bank Advisory Commission did hear a proposal from Mr. Tim Cabana asking for consideration to trade his property Tract A-2D, Alpine View Estates (approximately 7.04 acres) for park purposes for (approximately an 4.34 acre+/- portion) of HLB Parcel 6-036; and

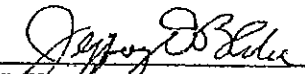
WHEREAS, at its March 17, 2003 meeting the Girdwood Board of Supervisors reaffirmed their support of the proposal; and

NOW THEREFORE BE IT RESOLVED, THAT the Heritage Land Bank Advisory Commission grants approval to the Heritage Land Bank to negotiate an equal value trade of portions of HLB Parcel 6-036 for Tract A-2D of Alpine View Estates Subdivision a 7.07+/- acre parcel located within the Girdwood Valley. Subject to the following conditions and understandings:

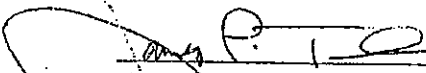
1. The negotiated trade shall not include those lands that are subject to stream protection setback requirements.
2. After the parties have come to a mutually acceptable agreement, the product will be brought back to the Heritage Land Bank Advisory Commission for public hearing and action before the package is taken before the Municipal Assembly for public hearing and final action.
3. All costs associated with conducting a Land Use Study, Amending the Girdwood Area Plan, survey/plat work, rezone and appraisals shall be at the applicant's expense.

Approved by the Heritage Land Bank Advisory Commission this 10TH day of March, 2004.

APPROVED:


Jeffery D. Blake, Chair
HLB Advisory Commission

ATTEST:


ACTING DIRECTOR
Heritage Land Bank



MUNICIPALITY OF ANCHORAGE

PLANNING DEPARTMENT

MEMORANDUM

Date: January 6, 2005

To: Robin Ward, Executive Director, Heritage Land Bank

Thru: Tom Nelson, Director, Planning Department

Thru: Cathy Hammond, Physical Planning Division Manager

From: Kade Tobish, Senior Planner, Planning Department

Subject: Land Use and Issues Analysis of Possible Land Trade for HLB Parcel #6-036, Girdwood Valley

A. INTRODUCTION

The Heritage Land Bank (HLB) has been asked to consider and negotiate an equal value land trade for approximately 4.34 acres of the 207.06-acre HLB Parcel #6-036, which lies in mid-Girdwood Valley along Glacier Creek. The purpose of this land trade is to provide developable acreage within the HLB parcel as trade equity for land in the adjacent Alpine View Estates Subdivision, which would become municipal park and/or open space. This trade has been authorized and conditioned by the Heritage Land Bank Commission—*Resolution 2004-03*, from March 20, 2004. The purpose of this memo is to provide an overview of issues and recommendations relative to this proposal in a forum that can serve the HLB as a land use and preliminary disposal analysis.

Anchorage Municipal Code (AMC) *Section 25.40* establishes and defines the role of the HLB. Part of the Land Bank's function is to acquire, inventory, manage, withdraw, transfer, and dispose of municipal lands for various public purposes. Under *AMC 25.40.025—Heritage Land Bank Disposals*, the HLB is charged with determining which land or interests in lands should be disposed of, consistent with *AMC 25.40.020—Management of HLB Lands*, and the applicable policies of the comprehensive plan and implementing measures. A site-specific land use study for subject disposal lands shall be completed and adopted through the appropriate public process established in *AMC 25.40*.

A site-specific land use study of HLB lands must address the following:

- The need for community facilities such as roads, parks, trails, schools, etc;
- Identification of historical and natural landmarks, natural hazards, and environmentally sensitive areas;
- Public utility needs;
- Potential residential, commercial and industrial uses;
- Land use compatibility with adjacent areas. Consistency with land uses identified in the Comprehensive Plan and zoning for the area; and
- Consistency with land uses identified in the Comprehensive Plan and with zoning for the area.

B. BACKGROUND AND PROPOSAL

The landowner of Alpine View Estates Subdivision, located in the NW ¼ of Section 16 and the NE ¼ of Section 17, T12N, R2E, Seward Meridian, has submitted a request for a formal land trade to the municipal Heritage Land Bank. The landowner requests that the Municipality provide an equal value transfer of land, from within HLB Parcel #6-036, in exchange for proposed Tract A-2D, a 7.04-acre section of Alpine View Estates [refer to attached appendices for maps of subject parcels]. This tract is currently delineated in a preliminary plat and has not yet been recorded. At the time of this request, the applicant had not identified a specific section of the HLB parcel to fulfill this land exchange. The applicant instead identified that an approximate 4.34-acre portion of the northeast corner of HLB parcel 6-036, immediately adjacent to Alpine View Estates, would best fit into his subdivision's configuration. Proposed Tract A-2D is a wholly independent, non-development parcel, which includes a small tributary of Glacier Creek with adjacent forest and some ponded "C" wetlands.

C. LAND USE ANALYSIS AND ISSUES

1. HLB Parcel #6-036

Much of the undeveloped 207.76-acre HLB Parcel 6-036 is encumbered or otherwise included in the Girdwood Golf Course lease area, under agreements between the HLB and the Glacier Valley Development group. The general boundary for the future golf course development does not appear to encumber the subject area for this proposed land trade. The northeast border of Parcel 6-036 also includes an approximate .49-acre strip encumbered in an Intergovernmental Use Permit (#2003-043926-0) with the municipal Project Management and Engineering Department, which is reserved for public purposes, including utilities, trails and/or rights-of-way, as outlined in the agreement. Following is an outline of various land use designations of HLB Parcel #6-036:

- **Girdwood Area Plan (GAP) Designation(s) and Existing Conditions**

The 1995 GAP Land Use Plan map identifies this section of HLB Parcel #6-036 as mostly Open Space, with a portion north of the small stream as Commercial

Recreation. The GAP Land Use Suitability map delineates this section of Parcel #6-036 as a combination of *Generally Suitable* and *Generally Unsuitable* for development. The GAP Transportation Section identified a proposed new Girdwood Access road as running, conceptually, through the northeast section of Parcel 6-036, generally in the vicinity of the proposed trade lands. This new connector is described as a two-lane roadway with vegetative buffers. It will likely include a design speed of 40-45 MPH and associated turning radii, which may be an issue within the proposed trade areas of Parcel 6-036. The GAP recommends that a roadway corridor study be done to evaluate design needs, and community and environmental impacts. This same corridor was subsequently described in the more recent Girdwood Commercial Areas and Transportation Master Plan.

The preliminary platting for newer phases of Alpine View Estates has included a 60-foot right-of-way section for this new road, identified in the proposed plat as Kami Way, as recommended by MOA Traffic Engineering. Still unresolved relative to this future road corridor is the appropriate final right-of-way through the proposed land trade section of Parcel 6-036. This road issue will need formal right-of-way reservation based on engineered alignments and existing design speed standards, especially because of environmental constraints in the area, including wetlands, floodplain, topography, soils, public access and possible screening of future golf course amenities.

Parcel 6-036 includes a combination of typical Girdwood Valley coniferous forest, dominated by Sitka Spruce and Western Hemlock, and two distinct open wet meadow wetlands, designated as "C" in the Anchorage Wetlands Management Plan. These wet meadows generally drain into the small creek that exits Alpine View Estates Subdivision and meanders across the proposed trade lands before it turns south and drains into Glacier Creek. The lower portions of this creek have been reported as anadromous. But topography apparently precludes fish passage to portions of this stream in the trade area or farther into Alpine View Estates.

Based on the distribution of population and residential development in Girdwood, the GAP *Chapter 8—Public Policy Plan* highlights a future need for five neighborhood parks. These are defined in the GAP as:

- "...intended to provide space for active recreational facilities that may include equipped play lots, tennis and basketball courts, and open play fields...."
- "The parks would also include wood footpaths and benches for passive use."
- "These parks would range from 5-15 acres..."

- "The 1987 Park Plan locates Alyeska Basin Neighborhood Park along the western side of the subdivision near the end of Alpine Way. However, there may be a potential conflict if a new road is needed in the future to connect Seward and Alyeska Highways on the east side of Glacier Creek."
- "An alternative location for the park may be the southern portion of the remaining undeveloped part of Alyeska Basin Subdivision that is on the north side of Alpine Way. The park, which would include the retention of the ephemeral stream and spruce/hemlock grove, could provide recreational amenities to the neighborhood. It could also provide a buffer for transition between existing residences and any new development that may occur on the remaining undeveloped land."
- "Acquisition of the park could occur either by fee-simple acquisition or through a land trade with the private landowner. The Heritage Land Bank would be an appropriate vehicle to effectuate such an acquisition."

The GAP (page 72) references an alternative location for the neighborhood park intended for Alyeska Basin in the area of Alpine View Estates, which may be necessary because of conflicts with the future collector location. That area was formally delineated in the 1987 Turnagain Arm, Volume 3 version of the Anchorage Park, Greenbelt & Recreation Facility Plan.

Because the proposed land trade would result in a different land use in Parcel 6-036 than what exists, or is planned for the area in the GAP, a formal amendment to that section of the Land Use Plan would be required prior to transfer of ownership. The applicant has provided only a draft proposal for lot configuration for a proposed extension of Alpine View Estates Subdivision into the land trade areas of Parcel 6-036. A future GAP amendment is necessarily contingent on a final delineation of the actual area intended, and feasible, for future single family lots.

2. Alpine View Estates Subdivision

This relatively new subdivision currently includes a recorded plat for Phase 1 and preliminary approvals for future phases. The proposed area for this land trade is the 7.04-acre Tract A-2D, which is included in the preliminary plat approved for Phases 2 and 3 of this subdivision. Much of the tract is wetlands and stream channel. Wetlands in this parcel include grass and sedge-dominated meadows, underlain with varying depths of peat soils, transitional shrubby areas, and some permanent small pools and ponds. The easterly section of the wetland serves as the headwaters of Tract A-2D's stream channel. The remainder of the tract includes spruce/hemlock upland forest and a permanent, well-defined stream channel with some associated low-lying floodplain zones.

Much of the area in this tract has been reserved or is constrained because of wetland and stream features. In fact the majority of this site is either "C" wetlands, stream corridor, small ponds, and required setback areas from the creek, as conditioned in the

subdivision's existing General Permits for wetlands fills (*Glacier Creek 02-A and 03-A*). These General Permits include a requirement for a 75-foot setback from the creek in wetlands. The standard municipal 25-foot setback otherwise applies to upland areas adjacent to this creek. The General Permit reviews, conditions, and approvals were predicated on assumptions and offerings by the landowner that the wet meadow sections of this tract, at the subdivision's east edge, would not be filled, disturbed or developed. These areas of the subdivision, along with the creek corridor, were deemed the most important, and sensitive to development, in Alpine View Estates. Because of regulatory constraints and existing soils conditions, these areas would not likely receive future wetland permit authorizations for fill or disturbance.

These sections of the subdivision are identified as either open space or residential in the GAP Land Use Plan map. The existing subdivision includes wetland fill permits for Phase 1 and 2. Future phases, in areas north of Tract A-2D will require additional wetland permits, and to date, it is unclear to what extent those areas will be permitted or if fill restrictions will be conditions of those future approvals.

The landowner had previously submitted a preliminary plat for a proposed Phase 3 of Alpine View Estates [Case S-11246, December 2003], which included a dozen or so new lots, road access, and utilities laid out over the wetland meadow in the east edge of the parcel. This addition encompassed most of the east end of the current proposed trade parcel. This preliminary plat was rejected and sent back for redesign mainly because of outstanding environmental issues and a non-conforming proposed design.

Alpine View Estates includes public utilities from adjacent hook-ups and/or main lines to the existing Phases 1 and 2. These utilities are configured to provide services to future phases. Kami Way will provide primary access to the northern sections of Alpine View Estates and will become the north end of the new east valley connector. It is currently preliminarily platted to exit the parcel's west edge, just north of the stream, where it then enters HLB Parcel 6-036.

3. Additional Land Use Issues

The Girdwood Land Use Committee and the Girdwood Board of Supervisors approved the early platting actions for Alpine View Estates Subdivision, and passed supporting resolutions on the proposed land use trade for HLB acreage in Parcel 6-036. This support has been conveyed formally, via letters and copies of the resolution to the HLB. The Board of Supervisors acknowledged that Tract A-2D might only be suitable to provide natural open space public land to the Municipality.

The municipal Parks and Recreation Division of the Department of Cultural and Recreational Services reviewed the proposed land trade and evaluated the feasibility of configuring and constructing a neighborhood park in Tract A-2D. In a memorandum of March 17, 2003 (*Appendix D*), the acting manager of the Parks and Recreation Division conveyed a finding from their review, which stated, "While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the GAP (play lots, tennis courts, basketball

courts, or open play fields)... In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the GAP. However, this parcel does not meet the criteria of a neighborhood park that can support those recreation facilities needed for more active recreation."

Existing and potential public access to Tract A-2D includes preliminary plat pedestrian easements from the Phase 2 lots in Alpine View Estates, from Alta Drive into Tract A-2D to the north, and existing road venues at St. Anton Way off Timberline Drive, and from Barren Avenue at the west end. There is no public parking in the area and any future public parking to support a neighborhood park would necessarily have to be placed within Tract A-2D.

D. FINDINGS AND CONCLUSIONS

Given the environmental and associated regulatory constraints associated with Tract A-2D, including plat and wetland permit restrictions, existing soils conditions, and stream setback and floodplain issues, Planning concurs with Parks and Recreation's assessment of the parcel relative to its suitability and public value for a neighborhood park. Given the GAP's basic neighborhood park standards, this site would require extensive engineered design actions and fill before it is suitable for such a use. The only portion of Tract A-2D that could provide neighborhood park features without fill is that area along the stream channel, which is heavily forested. With the associated stream setback here, very little of this area could support neighborhood park facilities. It is highly unlikely that a suitable area of the wetland meadow of Tract A-2D would receive a wetland permit for fill in support of park facilities, given the permit history of this parcel.

While this tract has not been summarily restricted from development, the prior permit reviews revealed a strong agency propensity for delineating this area as vital to the function and headwaters of the stream. Projecting the existing required 75-foot setback in wetlands from the stream into this parcel encumbers nearly half of the wetland meadow. Even if the remainder of the meadow could receive Corps of Engineers authorization, there would not be sufficient area to support park facilities and associated amenities, as envisioned in the GAP.

Tract A-2D essentially represents the sum of area in Alpine View Estates constrained and compromised by a suite of development restrictions, relative to Title 21 regulations, GAP standards and policies, and regulatory findings. Tract A-2D would provide a community asset as a neighborhood natural open space that supports other public functions, such as flood attenuation, viewshed and wildlife habitat, and for water quality. It cannot support a neighborhood park per the standards in the GAP.

The north end of HLB Parcel 6-036 includes many of the same environmental constraints that are associated with Tract A-2D including the stream and wetland meadows. Coupled with these is a local topography issue, which will require consideration when planning for residential lots, access roads, utilities, and in siting the future east valley right-of-way

thru the area. The north end of Parcel 6-036 may not be wide enough to accommodate all of these land uses and public needs.

The Planning Department offers the following findings and conclusions on the proposed land trade:

1. Tract A-2D does not provide sufficient area, or appropriate land for a future neighborhood park, as envisioned in the GAP.
2. Tract A-2D represents valuable natural open space in this section of the Girdwood Valley and includes the headwaters of this small Glacier Creek tributary.
3. Tract A-2D corresponds to that area of Alpine View Estates that is constrained or could not otherwise be developed because of Title 21 regulations, GAP policies, and regulatory restrictions. Even without a land trade, most of this area will likely continue to provide open space and remain undeveloped because of these restrictions. Formally adding this tract to the Municipality's holdings, either as a neighborhood park or as an HLB parcel, is not necessary to preserve these public values.
4. Without considerable additional land use and engineering analyses and findings, it is not possible to determine the suitability of the 4.34 acre section of Parcel 6-036 for a land trade for residential development. Its suitability for providing single-family lots and associated infrastructure as an add-on to the adjacent sections of Alpine View Estates is indeterminate.
5. It would be appropriate for the HLB and the landowner of Alpine View Estates to consider an equal value land trade for portions of the north end of the HLB Parcel 6-036 in exchange for a similar area in the northwest corner of Tract A-2C of Alpine View Estates. This would provide the landowner or future owners with developable area of adjacent public land in exchange for conveyance of forested area in that section of Alpine View Estates that is otherwise needed for, and valuable as dedicated highway buffer. Such a trade would allow for an adequate and effective buffer zone to protect the viewshed and provide screening between Alyeska Highway and the future subdivision. At this location, code regulations for screening will not account for an effective buffer.

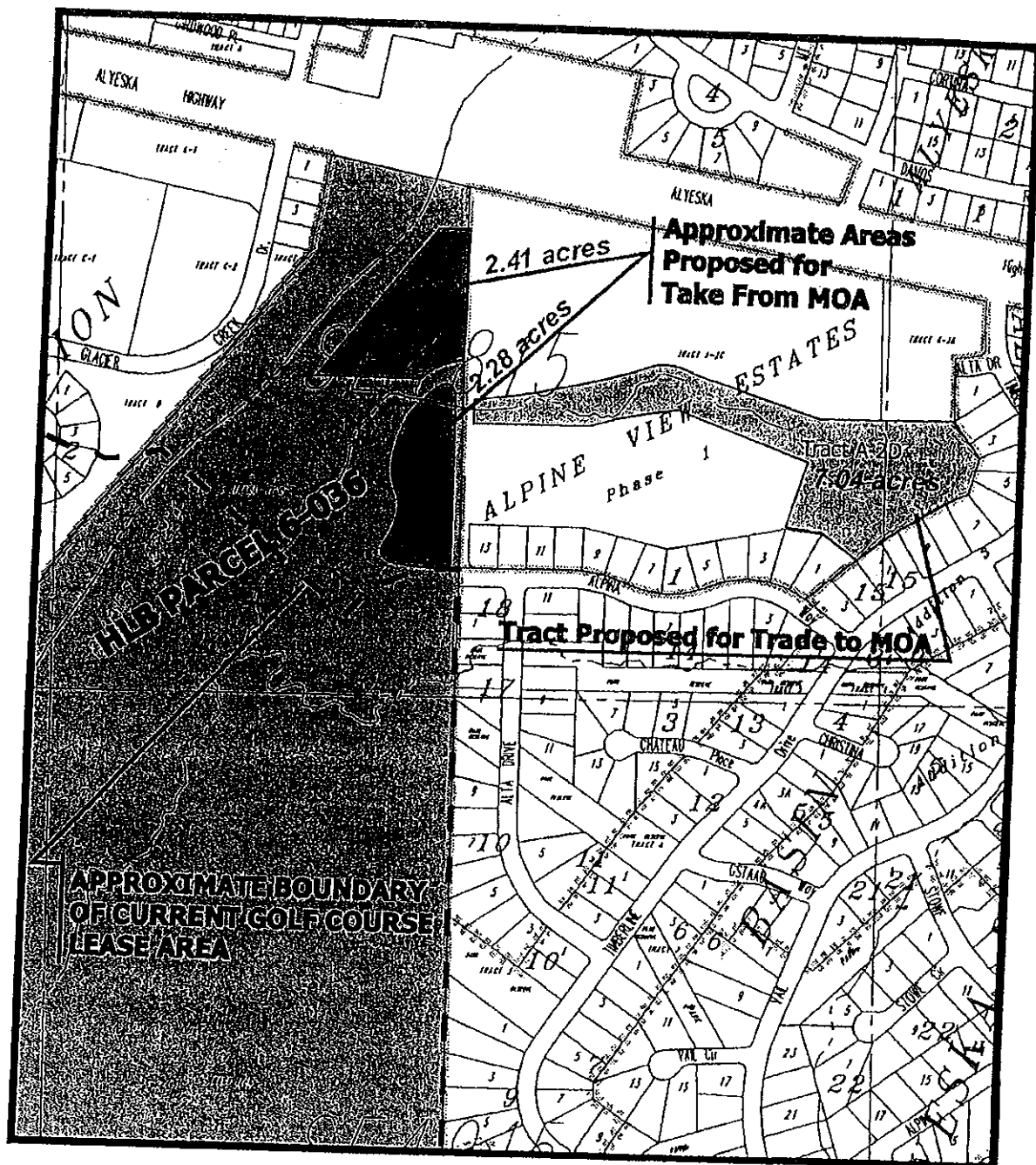
The following items would be required before a final determination for this request could be made:

1. The Municipality and the applicant must coordinate to identify a suitable area for the future right-of-way dedication for the east valley access road, which will enter the site as Kami Way north of the stream. This right-of-way needs to include sufficient area to accommodate traffic conveyance, design speed

geometry, snow storage and additional access points, pedestrian amenities, and landscaping-related requirements.

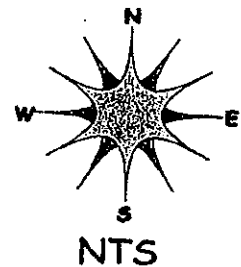
2. Final use determination of area within the existing Intergovernmental Use Permit (#2003-043926-0) corridor at the study area's east edge must be made. Some of this land may no longer be needed for the original purpose.
3. Determine who has the responsibilities for any necessary platting actions, and evaluation of platting constraints to the proposed land use of this area. Planning recommends that if the trade is approved, the landowner pursue Corps of Engineers permits prior to platting submittals.
4. Obtain Corps of Engineers authorizations for any fill and development plans in the "C" wetlands and/or for stream crossings west of Alpine View Estates in HLB Parcel 6-036. Permit conditions may further restrict the area of suitability for residential lots and/or associated utilities and roads. It should be presumed that the stream within the HLB parcel will continue to carry a 75-foot setback where there are adjacent wetlands and a 25-foot setback elsewhere.
5. Along with other conditions of approval, the GAP would need to be amended to make the proposed new residential development at this site a permitted land use in the R-11 zoning district. The GAP Land Use Map dictates land uses in the R-11 district, so that map would need to be amended to reflect the new designated land use for this section of Parcel 6-046.
6. The Heritage Land Bank would need to provide a cost-benefit analysis to determine if this use of public land for residential development provides equal public benefit to the land obtained in Alpine View Estates. Consideration should include costs associated with development of a neighborhood park at another location, since Tract A-2D cannot provide those facilities.
7. The Parks and Recreation Department or the Planning Department should undertake at least a cursory site evaluation of vacant lands south of Alyeska Highway and east of Glacier Creek, for a 5- to 15-acre parcel that could provide a neighborhood park. Without suitable acreage for this future park need, the north end of HLB Parcel 6-036 might have to be committed to that land use. [It should be noted here that the very north end of Parcel 6-036, where it abuts the Alyeska Highway right-of-way, is open and provides little screening of roadway impacts to residential areas to the south. Some additional non-disturbance area or new landscaping at the north end of Parcel 6-036 would likely need to be dedicated for screening.]

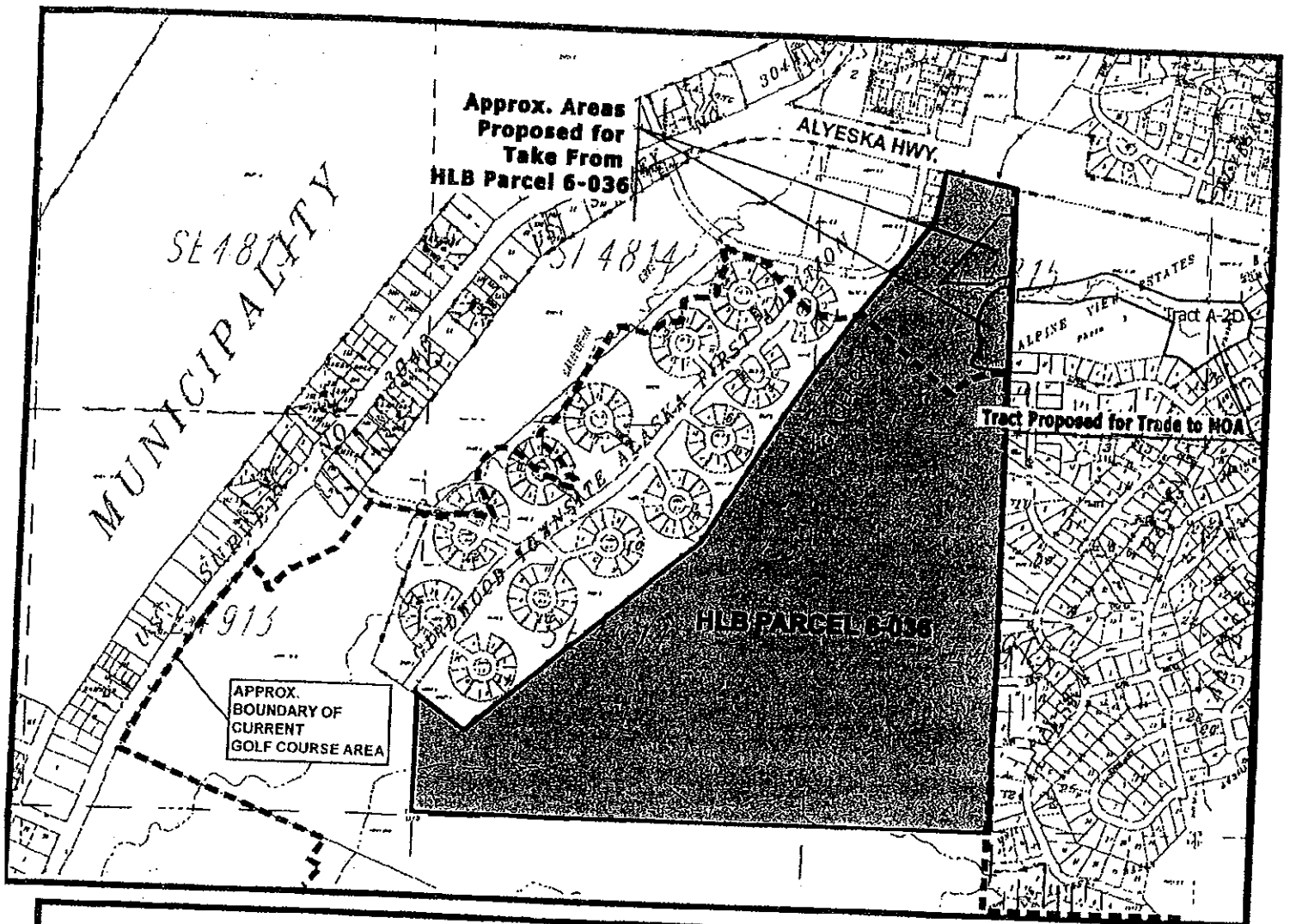
Attachments: Appendix A: Location Map
Appendix B: HLB Parcel 6-036
Appendix C: Girdwood Area Plan Land Use Plan Map 11
Appendix D: March 17, 2003 Memorandum to GBOS from Parks & Recreation Division



LOCATION MAP

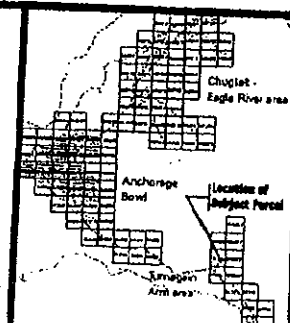
Proposed Land Trade
Tract A-2D, Alpine View Estates
for
Portion of HLB Parcel 6-036





HLB PARCEL 6-036

LEGAL: TRACT 17C, GIRDWOOD TOWNSITE
LOCATION: GLACIER CREEK AND ALYESKA HIGHWAY
SIZE: 207.76 ACRES
ZONING: R11, Open Space, Commercial Recreation
CURRENT USE: Portion under Lease for golf/ nordic ski course



Land Use Plan (Lower Valley Enlargement)



0 12
MILES

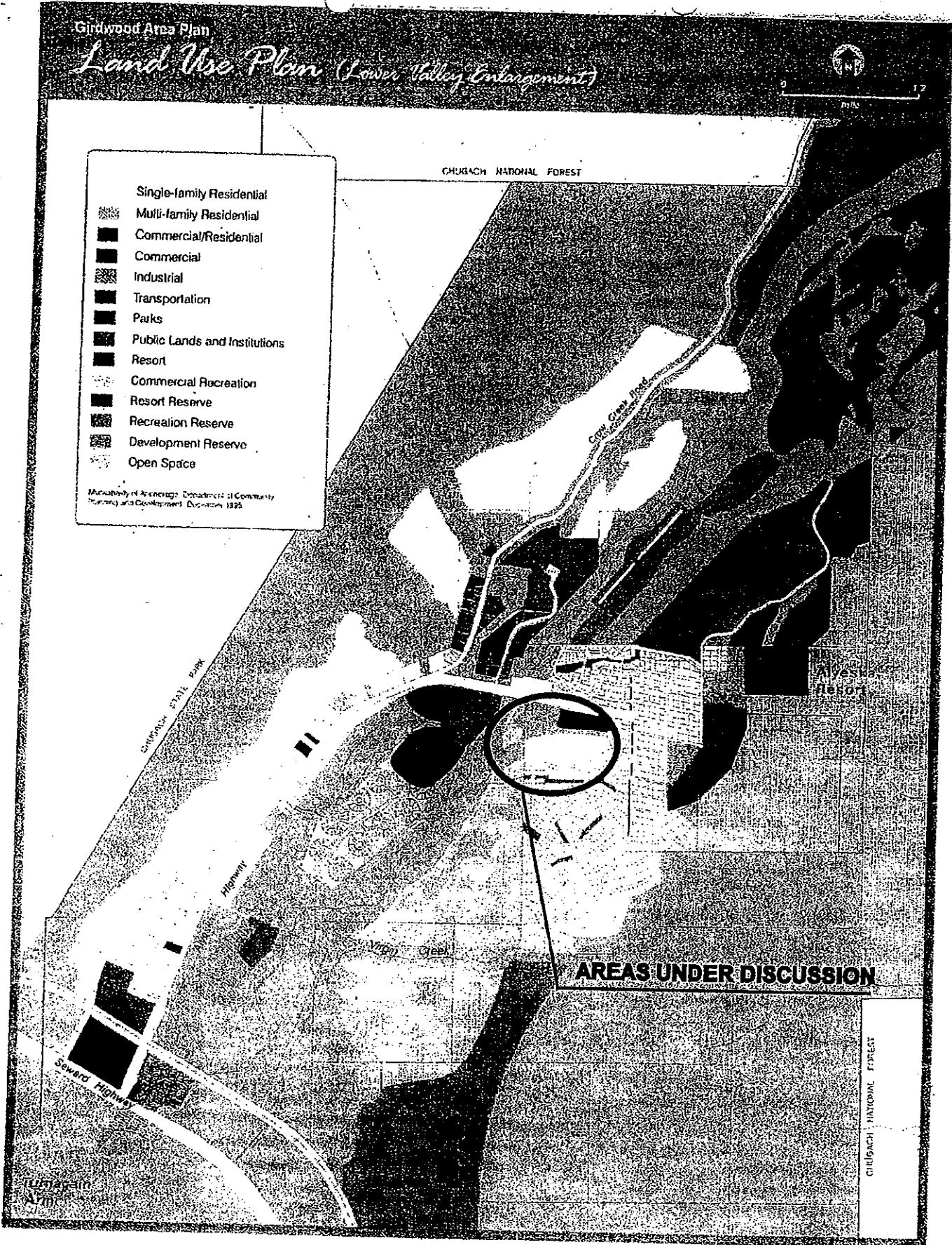
[Pattern]	Single-family Residential
[Pattern]	Multi-family Residential
[Pattern]	Commercial/Residential
[Pattern]	Commercial
[Pattern]	Industrial
[Pattern]	Transportation
[Pattern]	Parks
[Pattern]	Public Lands and Institutions
[Pattern]	Resort
[Pattern]	Commercial Recreation
[Pattern]	Resort Reserve
[Pattern]	Recreation Reserve
[Pattern]	Development Reserve
[Pattern]	Open Space

Availability of Acreage: Donations of Community Planning and Development Division, 1975

CHUGACH NATIONAL FOREST

AREAS UNDER DISCUSSION

CHUGACH NATIONAL FOREST



APPENDIX C

MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES
PARKS & RECREATION DIVISION
MEMORANDUM

DATE: March 17, 2003
TO: Girdwood Board of Supervisors
FROM: Carolyn Bloom, Acting Manager, Parks & Recreation
SUBJECT: Proposed Park Acquisition – Cabana Property

It has been proposed that a piece of property in the Alyeska Basin Subdivision be added to the Girdwood park system. Mr. Tim Cabana, the developer, has suggested that the property become park land and in exchange, that the Municipality compensate him with a piece of property from the Heritage Land Bank that he could develop. Parks & Recreation has been asked to look at the property and ascertain whether or not the parcel would be of benefit to the Girdwood park system.

The idea of a park in this area has been supported in various community discussions including the Land Use Committee meeting on May 14, 2002 and at the Girdwood Board of Supervisors regular meeting on May 20, 2002. Those present at the Land Use Committee meeting voted in favor of the proposal. The Board of Supervisors unanimously voted to accept the findings of the Land Use Committee and write letters of non-objection to support the idea.

In the Girdwood Area Plan, the "Public Facility Plan" section identifies a need for a neighborhood park in the Alyeska Basin area. It further describes a park, ranging in size from 5 – 15 acres that would include equipped play lots, tennis and basketball courts, and open play fields for soccer and softball. It would also include wooded footpaths and benches for passive use.

Parks & Recreation supports the acquisition of this parcel. However, we do not believe that this acquisition satisfies the need for a neighborhood park in the Alyeska Basin Subdivision. While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the Girdwood Area Plan (play lots, tennis courts, basketball courts, or open play fields).

APPENDIX D

The parcel can be divided into two distinct parts:

1. One part of this parcel is open, free of trees and relatively flat. It is classified as Class C Wetlands. This open area would best be left as undeveloped, open space, for casual, passive use, similar to Moose Meadows Park. It could be used in the winter for cross country skiing, snowshoeing, or dog walking. In summer, when accessible and dry, it could be used by pedestrians to access to Alyeska Highway and the adjoining bike trail. It provides an unobstructed view of mountains in all directions.

Although it has been suggested that this property be developed with recreation facilities such as ball fields, ice rink, track, or play equipment, development of recreation facilities in this parcel does not seem feasible. Development of Class C Wetlands requires a permit from the Corps of Engineers. There are varying opinions about how difficult it would be to obtain a permit. Access is limited and not adequately supported by designated parking. The property is covered with varying depths of peat or muskeg that would have to be removed for development, driving up the cost of development.

2. The other part of this parcel is wooded and follows a small creek. There are setback requirements that prohibit construction within 25' of the creek. On this parcel, narrow, soft trails could be cleared, providing a link to a pedestrian route to eventually connect with trails that would lead to Glacier Creek or to Alyeska Highway and the adjoining bike trail.

In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the Girdwood Area Plan. However, this parcel does not meet the criteria of a neighborhood park, that can support those recreation facilities needed for more active recreation.

440 W. Benson Blvd., Suite #101
P.O. Box 110890
Anchorage, Alaska 99511-0890

TRIAD ENGINEERING

Telephone 907-561-6537
Fax 907-561-6869
davegrenier@triad-quest.com

February 3, 2005

Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650
Anchorage, Alaska 99519

Attn: Robin Ward, Executive Director

Subject: HLB Parcel #6-036 Land Trade, Girdwood Valley
Response to Planning Memorandum

Ms. Ward,

On behalf of the developer, Tim Cabana, his letter is in response to the Planning Departments memorandum dated January 2, 2005 relating to the proposed land trade adjacent to Alpine View Estates. The following is presented to correct and clarify several points or statements made in the memorandum.

- Under A, Introduction, the proposed land trade area is 2.83 ac, not 4.34 ac.
- Under B, Background and Proposal, the proposed trade is Tract A-2D consisting of 8.41 ac (not 7.04 ac) for 2.83 ac (not 4.34 ac).
- Under C, Land Use Analysis & Uses, second paragraph, the design speed would probably be 25 to 30 MPH through the Alpine view multifamily development & commercial section, not 40 to 45 MPH. Note that Alyeska Highway is 30 MPH in this area.
- Under C, paragraph 3, the proposed alignment shown on the submitted exhibits have taken environmental constraints, wetlands & topography into consideration. Note that the area is not in a floodplain.
- Under 2, Alpine View Estates Subdivision, note that approximately 40% of the 8.41 ac is uplands. Also note that the wetland permit granted for Alpine View Phase 2 did not have a condition that this area remains undisturbed. However, the trade was discussed with staff and it was our understanding that they were in support of a proposed trade.
- Under Additional Land Use Issues, last paragraph, please note that the church located on Lot A-2A has agreed to allow public parking on their lot. This would allow the public to park and use the trail easement located along the easterly boundary of the lot.
- Under Findings and Conclusions, note that there is no floodplain issues associated with this parcel. Also note that the Board of Supervisors acknowledged that this parcel may not be large enough for ball fields, however, they supported the trade for use as open space.
- Under Findings and Conclusions, the meadow area east of the Phase 2 lots is 4.34 acres or 52% of the total 8.41 acre tract. The area outside of the 75 ft setback and east of the Phase 2 lots is 3.39 ac, or 78 % of the meadow area.

- Note that both the Department of Cultural and Recreational Services and the Girdwood Board of Supervisors support the acquisition of this parcel. They both recognize that a larger parcel may be needed for play fields and courts. The challenge is to find a larger parcel in Girdwood.
- Under items required before final determination, the proposed location of the future right of way dedication has been studied to address design speed, geometry & pedestrian walkways.
- Additional wetland permits will be applied for at the appropriate time prior to development as well as any revisions required to the Girdwood Area Plan after the trade is completed. These actions will be the responsibility of the owner.

Please keep in mind that this request is based upon and in compliance with the Girdwood Area Plan. Prior to submitting the trade request, we approached the Planning Department, the Girdwood Board of Supervisors as well as members of the community. Our understanding was that all were in favor of the owner pursuing this trade.

We suggest that you refer to the "Applicant Report" dated January 14, 2003 for supporting documentation. If you have any questions or need additional information at this time, please call.

Sincerely,

TRIAD ENGINEERING

David A. Grenier, PE

Cc: Tim Cabana

Girdwood Chapel, UMC
Girdwood, Alaska

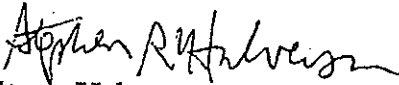
January 13, 2004

Memo for Record

Subject: Land swap between Alpine View Estates and Heritage Land Bank

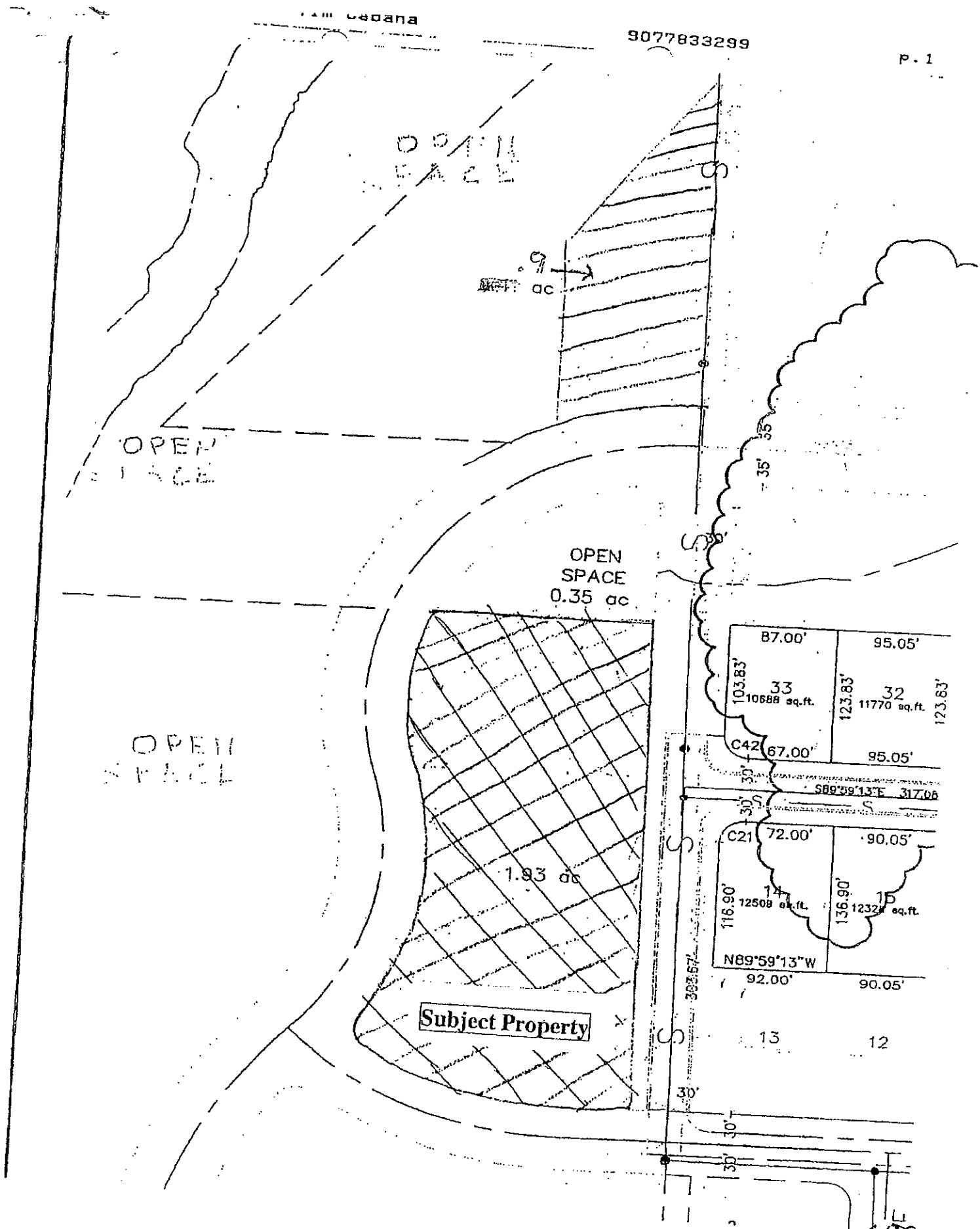
Girdwood Chapel UMC owns the lot adjacent to the proposed park Mr. Cabana hopes to create through the land swap between Alpine View Estates and the Heritage Land Bank. We knew of this plan during the purchase of our lot in the spring of 2003. We told Mr. Cabana at that time that we had no objections to that plan.

We know this will place the park directly adjacent to our property. There is a pathway easement on our lot that connects our parking area with this proposed park. We have no objections to this and we are aware of the fact that our parking lot may be used by park visitors. I was a church trustee during the land purchase. The trustees saw the parking as a local mission the church could provide for the community. We do not plan to restrict our parking lot unless vandalism or other extenuating circumstances arise. We are currently site planning our lot with an architectural firm and our plans are fitting with the park Mr. Cabana proposes.


Steve Halverson
Board of Directors,
Girdwood Chapel, Inc.

6-036: Agency Review Results

Department / Agency	Comments/objections?
AFD	
ASD	No comments or Objections
APD	No comments or Objections
AWWU	No comments or Objections
	In the event of a trade AWWU requires dedication of easements over existing utility mains where corridors may have been previously secured by municipal intergovernmental permit (IGP)
	Trade should be conditioned on platting the property to reflect traded portions.
	Questions what makes this situation unique when in past platting actions some developers have voluntarily dedicated parks, open spaces, greenbelts etc. without expectation of land trades or compensation.
Community Council: GBOS	Generally supports the concept of a trade based upon past presentations from the applicant.
Community Planning & Development	Points out that if the proposal were to go forward as is, the Girdwood Area Plan (GAP) would have to be amended.
Economic & Community Development	Preserve existing HLB Land for Economic Development potential in the future
Federation of Community Councils	No comments or Objections
Parks & Recreation	Requests postponement until they have opportunity to obtain information RE: HLB tract potential to provide for neighborhood park need
Clerk	No comments or Objections
HHS	No comments or Objections
	No comments or Objections
ML&P	
Merrill Field	No comments or Objections
Parking Authority	No comments or Objections
Property and Facility Management	No comments or Objections
Port	No comments or Objections
Public Transp.	No comments or Objections
Public Works	No comments or Objections
Street Maint.	No comments or Objections
Development Services	No comments or Objections
Land Use Enforcement	No comments or Objections
Project Mgmt. & Engineering	No comments or Objections
Traffic Engineering	No comments or Objections
SWS	No comments or Objections



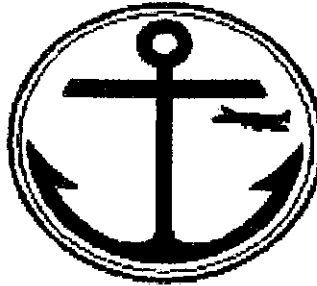
**PLANNING & ZONING
COMMISSION
MEETING
June 4, 2007**

Supplemental Information

***G.3. Case 2007-082
Rezoning to Multiple Zones
Girdwood***

Double-sided

**Municipality
of
Anchorage**



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

Mark Begich, Mayor

**GIRDWOOD VALLEY SERVICE AREA BOARD OF
SUPERVISORS**

Nick Danger, Chair,
Jim Henderson, Tim Cabana, Jake Thompson

May 23, 2007

Tom Nelson, Director
Planning and Zoning
Municipality of Anchorage
4700 Bragaw Street
Anchorage, AK 99507

RECEIVED

MAY 30 2007

COMMUNITY PLANNING
AND DEVELOPMENT

Dear Mr. Nelson,

The Land Use Committee of the Girdwood Board of Supervisors has heard presentations concerning Planning Case 2007-082, a request to rezone land South of Alyeska Highway and South West of Timberline Drive in Girdwood. On May 8, 2007, by a vote of 15-0, the LUC recommended to the Board of Supervisors a letter of non-objection to this request.

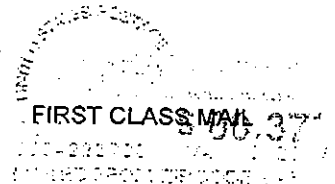
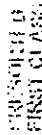
The issue was presented before the Girdwood Board of Supervisors at the May 21, 2007 meeting. The Board concurs with the findings of the Land Use Committee by a vote of 3-0 (member Cabana removed himself from voting on this issue). The Board has no objection to this rezoning.

Nicholas Danger, Chair
Girdwood Board of Supervisors

Cc: Tim Cabana

copy given
to Jerry W

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



076-082-01-000
REINER WILLIAM P
6920 TALL SPRUCE DRIVE
ANCHORAGE, AK 99502

NOTICE OF PUBLIC HEARING - -

Monday, June 04, 2007

Planning Dept Case Number: 2007-082 C004



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

CASE: 2007-082
PETITIONER: Glacier View LLC
REQUEST: Rezoning to multiple zones
TOTAL AREA: 230.7 acres
SITE ADDRESS: S OF ALYESKA HWY, W OF TIMBERLINE
CURRENT ZONE: GCR-1, GOS, GR-2
COM COUNCIL(S): 1---Girdwood Board of Supervisors

LEGAL/DETAILS: A request to rezone approximately 10.3 acres from GCR-1 and GOS to GR-2, from GR-2 and GOS to entirely GOS, and from GOS to GR-4. Alpine View Estates Phase 2, Tract B and T10N R2E Section 17 S.M., AK Tract 17C. Located south of the Alyeska Highway and west of Timberline Drive.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, June 04, 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: William Kriner
Address: Mail - 6920 TALL SPRUCE DR. / 144 TIMBERLINE DR - GILWATON -
Legal Description: 076-082-01-000 / Alyeska Basin #3 BLK 16 LOT 1
Comments: I HAVE NO OBJECTION AS LONG AS THIS PLAN CONFORMS TO ORIGINAL PLAN WHEN THE CHURCH TOOK OWNERSHIP AND, MR. CABANA PROPOSED THE DEVELOPMENT AS OF THAT PROPOSAL.

W. L. P. R. 5-30-07

REZONING/RESIDENTS--PLANNING COMMISSION
2007-082

Content Information**Content ID :** 005293**Type:** Ordinance - AO

Title: Planning and Zoning Commission Case 2007-082 recommendation of approval to rezone a total of approximately ten (10) acres for Alpine View Estates Subdivision, Tract B and a portion of Supplemental Cadastral Survey, Tract 17C, generally located south of

Author: weaverjt**Initiating Dept:** Planning

Description: Planning and Zoning Commission Case 2007-082 recommendation of approval to rezone a total of approximately ten (10) acres for Alpine View Estates Subdivision, Tract B and a portion of Supplemental Cadastral Survey, Tract 17C

Date Prepared: 7/26/07 1:07 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 8/14/07**MM/DD/YY:****Public Hearing** 9/11/07**Date MM/DD/YY:**

M.O.A.
 2007 AUG - 7 AM 11:21
 CLERKS OFFICE

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	7/26/07 1:14 PM	Checkin	weaverjt	Public	005293
Planning_SubWorkflow	7/26/07 1:26 PM	Approve	nelsontp	Public	005293
ECD_SubWorkflow	7/26/07 3:57 PM	Approve	barkleyva	Public	005293
OMB_SubWorkflow	7/27/07 9:18 AM	Approve	mitsonjl	Public	005293
Legal_SubWorkflow	7/27/07 1:34 PM	Approve	gatesdt	Public	005293
MuniManager_SubWorkflow	8/3/07 4:35 PM	Approve	abbottmk	Public	005293
MuniMgrCoord_SubWorkflow	8/3/07 4:35 PM	Approve	abbottmk	Public	005293