

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: April 15, 2008

CLERK'S OFFICE

APPROVED

Date: 4-29-08

Anchorage, Alaska
AO 2008-63

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.80 ACRES, FROM R-7 SL (INTERMEDIATE RURAL RESIDENTIAL) WITH SPECIAL LIMITATIONS TO R-7 SL (INTERMEDIATE RURAL RESIDENTIAL) WITH SPECIAL LIMITATIONS FOR BLM LOTS 74, 75 AND 137, SECTION 30, T15N, R1W, S.M., AK; GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE OLD GLENN HIGHWAY AND DARBY ROAD.

(Chugiak Community Councils) (Planning and Zoning Commission Case 2008-041)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as R-7 SL (Intermediate Rural Residential District) with special limitations zone:

BLM Lots 74, 75 and 137, Section 30, T15N, R1W, S.M., AK, contains approximately 4.80 acres as shown on Exhibit "A" attached (Planning and Zoning Commission Case 2008-041).

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

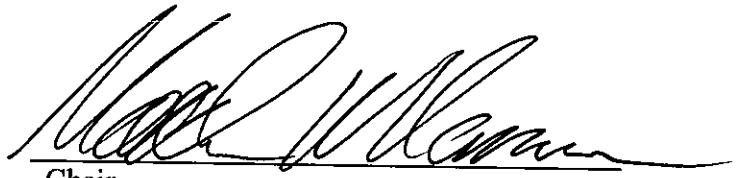
1. Permitted Uses and Structures:
 - a. Single Family Uses and Structures
 - b. Duplex Residential Uses and Structures
 - c. Churches, to include any place of religious worship, along with their accessory uses, including without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
2. Permitted Accessory Uses and Structures:
 - a. Private Garages

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

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

PASSED AND APPROVED by the Anchorage Assembly this 29th
day of April 2008.

ATTEST:


Chair


Municipal Clerk

(Tax ID 051-302-66; -71; -72)
(Case 2008-041)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2008-63 Title: AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY
AMENDING THE ZONING MAP, AND PROVIDING FOR THE REZONING OF
BLM LOTS 74, 75 AND 137, SECTION 30, T15N, R1W, S.M. AK;
GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE OLD
GLENN HIGHWAY AND DARBY ROAD, FROM R-7 SL to R-7 SL;
GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE OLD
GLENN HIGHWAY AND DARBY ROAD.

Sponsor:
Preparing Agency: Planning Department
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>FY12</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>	<u>\$ -</u>	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	<u>\$ -</u>	<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. No additional public improvements are required.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector.
Property Appraisal notes: The proposed rezoning does not negatively impact the current use of the subject property. The appraised value may change due to the uses allowed.

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



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 265-2008

Meeting Date: April 29, 2008

From: Mayor

Subject: The Planning And Zoning Commission recommendation of approval for the rezoning of approximately 4.80 Acres, from R-7 SL (Intermediate Rural Residential) with Special Limitations to R-7 SL (Intermediate Rural Residential) with Special Limitations for BLM Lots 74, 75 and 137, Section 30, T15N, R1W, S.M., AK; generally located at the southwest corner of the Old Glenn Highway and Darby Road

1 On March 10, 2008, the Planning and Zoning Commission recommended approval to
2 rezone the subject property owned by the Eagle River Congregation of Jehovah's
3 Witnesses, from R-7 SL 7 to R-7 SL, to add churches to the existing list of permitted
4 uses and structures special limitation.

5
6 AO 84-218 rezoned the property to R-7 SL in 1984 as part of the Chugiak Areawide
7 Rezoning. The present special limitation for this property limits principal uses and
8 structures to a single-family or duplex per lot. Amending the special limitation to
9 add churches as a permitted use does not change the residential classification. The
10 Assembly amended Title 21 in 1986 moving churches from a conditional use
11 category to the permitted use category in all residential zoning districts.
12 Administrative Site Plan Review approval by the Planning Director is required in
13 accordance with AMC 21.45.235

14
15 The subject property consists of the three undeveloped lots located at the southwest
16 corner of Darby Road and the Old Glenn Highway. The Platting Board has approved
17 preliminary plat S-11641-1 which will combine the three lots into a single parcel that
18 will contain 3.38 acres. The Platting Board also approved a request to vacate the
19 western 50 feet of the Old Glenn Highway along the east property boundary and the
20 south 20 feet of a BLM easement along the north property boundary (Darby Road).
21 A 30-foot easement from the centerline is being dedicated for Darby Road with this
22 plat.

1 The Old Glenn Highway is a State-owned road and is being redesigned for a future
2 upgrade. In 2007, Alaska Department of Transportation/Public Facilities purchased
3 the church's existing property at 15144 Old Glenn Highway to incorporate it into the
4 redesign of the highway, which is located 400 feet to the south of the subject
5 property. This necessitated the church to find another suitable property to
6 relocate the congregation.

7
8 The Chugiak Community Council supports the proposed rezoning proposal to add
9 churches as a permitted use in the R-7 SL zoning for this property.

10
11 As proposed, the rezoning is consistent with the *Chugiak-Eagle River*
12 *Comprehensive Plan Update 2006* and meets the Zoning Map Amendment Standards
13 for approval in accordance with AMC 21.20.090. The rezoning becomes effective
14 10 days after the Planning Department has received the written consent of the owners
15 of the property.

16
17 The Planning and Zoning Commission recommended APPROVAL of the rezone to
18 R-7 SL for the subject property, by a vote of six ayes and zero nays.

19
20 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING
21 COMMISSION RECOMMENDATION FOR THE REZONING REQUEST.

22
23 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

24 Concur: Tom Nelson, Director, Planning Department

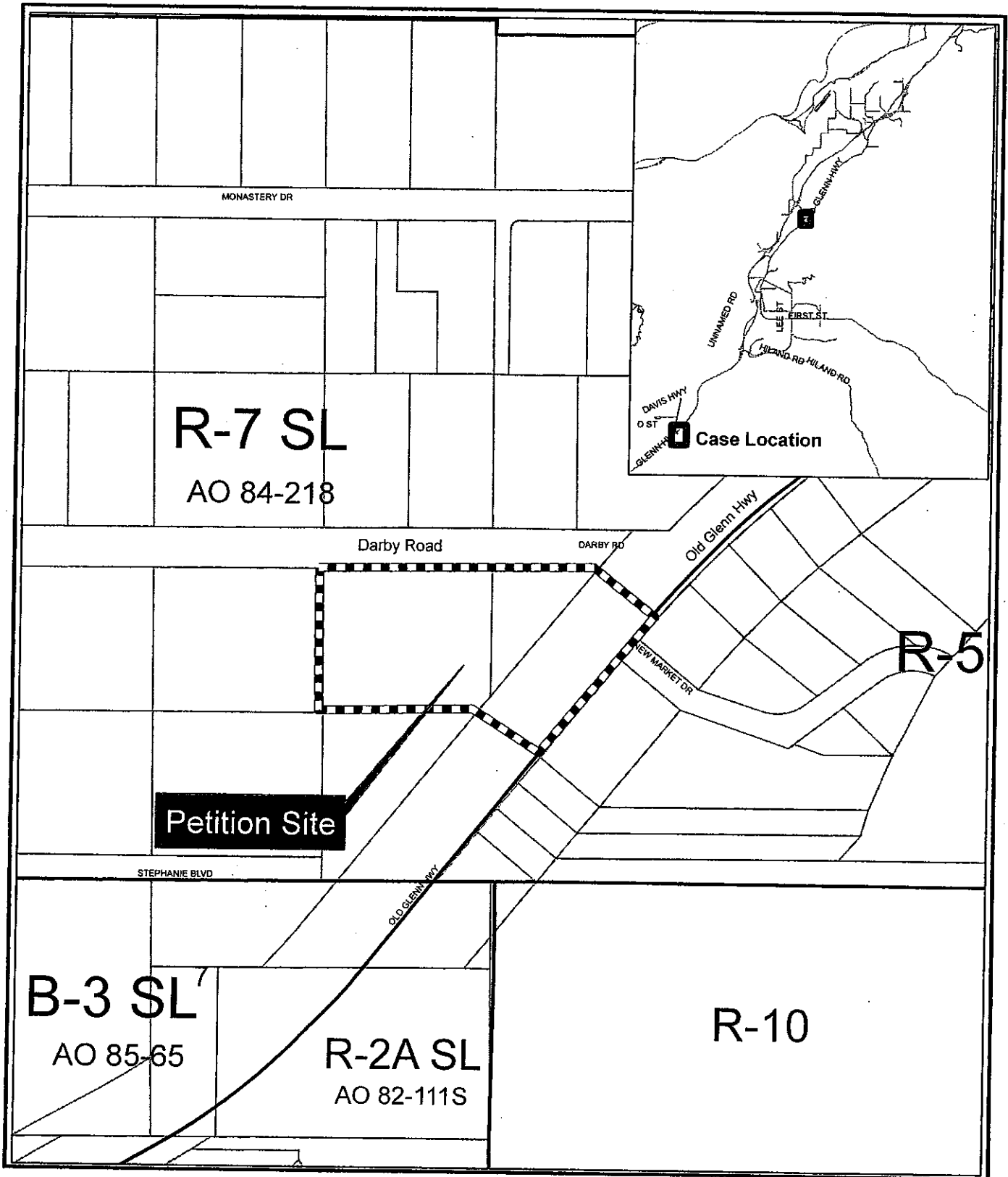
25 Concur: Mary Jane Michael, Executive Director, Office of Economic and
26 Community Development

27 Concur: Michael K. Abbott, Municipal Manager

28 Respectfully submitted, Mark Begich, Mayor

29
30
31 (Case 2008-041; Tax I.D. Number 051-302-66; -71; -72)

2008-041

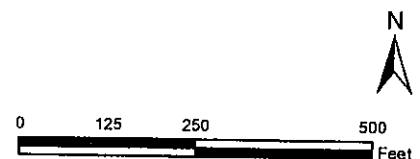


Municipality of Anchorage
Planning Department

Date: January 17, 2008

Flood Limits

- 100 Year
- 500 Year
- Floodway



001

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2008-025

A RESOLUTION APPROVING A REZONING FROM R-7 SL (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS TO R-7 SL (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS, FOR BLM LOTS 74, 75 AND 137, SECTION 30, T15N, R1W, S.M., AK., CONSISTING OF APPROXIMATELY 4.8 ACRES; GENERALLY LOCATED AT THE SOUTHWEST CORNER OF DARBY ROAD AND THE OLD GLENN HIGHWAY.

(Case 2008-041; Tax I.D. No. 051-302-66; -71; -72)

WHEREAS, a request has been received from Eagle River Congregation of Jehovah's Witnesses to rezone approximately 4.8 acres from R-7 SL (Intermediate Rural Residential District) with special limitations to R-7 SL (Intermediate Rural Residential District) with special limitations, to add churches to the list of permitted uses and structures special limitation, for BLM Lots 74, 75 and 137, Section 30, T15N, R1W, S.M. AK., consisting of approximately 4.8 acres; generally located at the southwest corner of Darby road and the Old Glenn Highway.

WHEREAS, notices were published, posted, public hearing notices were mailed, and a public hearing was held on March 10 2008.

WHEREAS, AO 84-218 rezoned the property R-7 SL in 1984 as part of the Chugiak Areawide Rezoning: the special limitation limits principal uses and structures to a single-family or duplex per lot.

WHEREAS, amending the R-7 SL zoning does not change the residential classification. Churches have long been recognized as being a compatible use within all residential categories. The Assembly amended Title 21 in 1986 moving churches from a conditional use category to the permitted use category in all Title 21 residential zoning districts and requiring an Administrative Site Plan Review approval by the Planning Director in accordance with AMC 21.45.235.

WHEREAS, the existing Eagle River Congregation of Jehovah's Witnesses Kingdom Hall, located at 15144 Old Glenn Highway (less than 400 feet south of the petition site), was purchased by the Alaska Department of Transportation and Public Facilities (ADOT/PF) in 2007 to facilitate the upgrade/redesign of the Old Glenn Highway. This necessitates the need by the church to find another property to relocate the congregation.

WHEREAS, ADOT/PF has designed an improved 90-degree angle T-intersection at Darby Road and the Old Glenn Highway. ADOT/PF has designed a 1,000 foot sight distance at the T-intersection; Darby will be paved to the point of the driveway to the church, a distance of 180 feet.

WHEREAS, the Chugiak Community Council passed a unanimous motion to support the subject rezoning to add "churches" as a permitted use to the R-7 SL zoning.

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

A. The Commission makes the following findings of fact:

1. This is a request by the petitioner to rezone the subject property from R-7 SL to R-7 SL to add "churches" as a permitted use to the existing special limitation that allows single-family and duplex residential uses as permitted uses.
2. The Comprehensive Plan land classification (residential) is not changing. Churches have long been recognized as compatible uses within residential neighborhoods. There is no change in the supply of residential land.
3. The proposed rezoning is in compliance with the Comprehensive Plan and zoning standards of AMC 21.20.090 Zoning Standards for Approval. When an Areawide rezoning is being drafted it looks at a very wide geographic area and attention is not paid to small areas or parcels. The current structure of Title 21 allows churches within residential zoning districts.
4. Testimony by church members explained the difficulty in finding an appropriate site for the congregation to relocate its church. Their existing church site, situated within 400 feet of the subject property, was subject to a property taking by ADOT/PF for redesign of the Old Glenn Highway. A church is a compatible structure with other uses in the area, and there is adequate separation of this use from adjacent uses.
5. The 2006 Update of the Chugiak-Eagle River Comprehensive Plan designates this property as Residential. In its description of the land use plan classifications, the residential classification permits other uses such as schools, churches, parks, child care facilities and other public or institutional uses.
6. The Commission recommended approval of the request by a unanimous vote: 6-yes, 0-nea.

B. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to R-7 SL, with the following special limitations:

1. Permitted uses:

- a. Single Family Uses and Structures
- b. Duplex Residential Uses and Structures
- c. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided the persons while they are attending religious functions. Use of church buildings other than the parsonage for purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.

2. Permitted Accessory Uses:

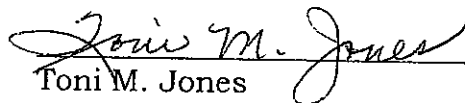
- a. Private Garages

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 10th day of March, 2008.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 14th day of April, 2008.



Tom Nelson
Secretary



Toni M. Jones
Chair

(Case 2008-041; Tax I.D. No. 051-302-66; -71; -72)

facility because one is a contained, internal, administrative facility while the other can involve uses that can have a higher impact on the surrounding property.

COMMISSIONER JOSEPHSON did not support the motion, believing he did not know enough about PLI or about the map to support it. He noted that, in a case where the Commission wanted to allow a conditional use permit for hotels, it was very careful to require that the hotels only be allowed only on U-Med property. He believed a future Planning and Zoning Commission would have that conditional use screen to protect the public interest. He thought the site selection that the Commission approved last week was approved because of its location. Had it been in Beach Lake Park or on the hill, the public would object. He viewed this code amendment as very odd. He looked at this code amendment as a quiet rights issue. He questioned why an outdoor shooting range should be compared to a library, housing for the elderly, schools, or a hotel at the university.

COMMISSIONER WANG supported the motion, while understanding Commissioner Josephson's concerns about possible consequences. He did not believe, however, that a shooting range would be approved without public awareness and felt that the conditional use process will allow future commissions to make good decisions as to what is appropriate in the PLI.

CHAIR JONES supported the motion, stating that a conditional use is a use allowed only after specific conditions are met and that, in the particular location it is proposed, has met requirements that the surrounding area will be protected. It is that discretion the Commission must use in each and every application. She stated that this type of conditional use review allows the Commission to review the impacts and appropriateness of a particular use in a particular location. The requirement added by Commissioner Pease will ensure control with regard to noise.

AYE: Jones, Cotten, Pease, Wang, Phelps

NAY: Josephson

PASSED

F. REGULAR AGENDA – None

G. PUBLIC HEARINGS

1. 2008-041

Eagle River Congregation of Jehovah's
Witnesses. A request to rezone

approximately 4.8 acres from R-7SL (Intermediate rural residential with special limitations) to R-7 SL (Intermediate rural residential with special limitations). The amendment to the special limitations would allow churches as a permitted use. Lots 74, 75 & 137, Section 30, T15N, R1W, S.M., Alaska.

Staff member THEDE TOBISH stated this is a straightforward rezoning that changes the special limitations on the original rezoning. The original special limitations included restriction of the residential use to single-family and duplex structures on a single lot; that rezoning was approved in the areawide rezoning in the mid 1980s. This request is to change the special limitations to specifically allow for churches, which traditionally now are considered permitted uses in residential zones with site plan approval. Most municipal departments were in support of this request. There was some concern from surrounding public regarding access to Darby Road, which the petitioner will address. Otherwise, support was generally favorable from the community council, municipal departments, and ADOT.

The public hearing was opened.

DAN BOLLES, representing the petitioner, stated this is a straightforward rezoning to permit a place of worship in a residential district. This rezone has been unanimously supported by the Chugiak Community Council. Staff has stated that all code requirements are met. There was one concern received from a neighbor regarding access to Darby Road. MR. BOLLES used an aerial photograph, indicating the location of the hall on the site, which is nearly 800 feet from the individual who expressed concern. That individual, Mr. Woods, mentions a concern about the blind bend at Darby Road and the Old Glenn Highway. Staff provided the Commission with pages F-6 and F-7 from the State's plans, indicating that the Darby Road intersection will become a 90-degree angle, not the angle that currently exists. Darby Road will also be paved to the point of the driveway to the hall. The road is currently built to municipal rural standards. Per the Traffic Engineer, for a 45 mph speed on the Old Glenn Highway, the sight distance is 500 feet, but the State's plan has 600 feet. To the south, the vertical distance from the road to the site is 10 feet and the swale is 8 feet. Those will be tapered out so that 18-foot difference at that vertical curve will go away. The sight distance will become just over 1,000 feet. Concerning Mr. Woods' concerns about quality of life and people turning around in his driveway, there will be a

circular driveway on the petition site and the distance between the two driveways will be 150 feet. There is a separation distance from the driveway to the Old Glenn Highway of 180 feet. Any traffic generated by this facility will be accommodated at the intersection of Darby Road and the Old Glenn Highway. Lot 75 will remain undisturbed, providing 300 feet of buffer to the nearest undeveloped lot, Lot 76, and 630 feet to Mr. Woods' house. That 300 feet represents 10 times the municipal requirement for buffering between an I-2 and a residential use.

COMMISSIONER PEASE noted that the drawing does not show the perpendicular realignment of the driveway. MR. BOLLES referred to Sheet F-7 showing Darby Road in the upper left with a 90-degree intersection with the Old Glenn Highway.

SEAN JENKINSON, member of the Eagle River Congregation of Jehovah's Witnesses, thanked the commission for considering the needs of the congregation. As members of the Eagle River and Chugiak community, the congregation is excited about the improvements proposed to the Old Glenn Highway, which will benefit the entire community. The congregation has wholeheartedly supported the State in these improvements without complaint. The relocation of the congregation has come at great expense to the congregation and its families. The congregation has been meeting in its current location for 35 years and the location of the Kingdom Hall is well known, accessible, and easily found. Through the financial contributions of the congregation's families, that property is paid for. These characteristics and values are things the congregation does not want to lose. The congregation has been long aware that the property was in line for demolition when the Old Glenn Highway was expanded. Knowing this, the congregation formed a committee and enlisted the assistance of local realtors and relocation agents provided by the State of Alaska. Together, these parties have been looking in earnest to find a suitable piece of property that would meet the congregation's needs. There have not been many viable options in this area. Many of the lots of suitable size and location are selling from \$650,000 to \$1 million. Given the compensation received from the State of Alaska as a result of the location, those costs prevented purchase of those properties. Preliminary roadwork will begin soon and the congregation has been asked to vacate its facility by June 1. The proposed site is 400 feet north of the current location and retains many of the desirable features of the current location and it is affordable. With today's construction codes and improved building standards, the congregation was concerned with being able to rebuild to what existed before. These lots will help the congregation get back to where it was. The plans show that this is a beautiful, modest building that will be an asset to the community.

The public hearing was closed.

COMMISSIONER PEASE asked whether there was anything particular to the site that caused the current special limitation. MR. TOBISH replied that the original special limitations were adopted in the areawide rezoning in 1984. The main focus of those special limitations was to make certain that this area of Chugiak accommodated only single-family or duplex houses. He did not believe churches were part of that consideration. COMMISSIONER PHELPS explained that rezoning was for a very wide geographic area. In areawide rezonings, attention is not paid to small particular parcels. He presumed that, at that time, it was felt the special limitation was appropriate to this wider area. He stated that churches are permitted in residential districts at this time. If that were the case when the rezoning occurred, it would likely have been done differently.

COMMISSIONER PHELPS moved to approve a rezoning of approximately 4.8 acres from R-7SL to R-7 SL, subject to conditions 1 and 2.

COMMISSIONER WANG seconded.

COMMISSIONER PHELPS found that the rezoning is in compliance with the Comprehensive Plan standards and zoning standards of AMC 21.90.090. He stated that it is difficult to get high levels of specificity for properties in areawide rezonings. He found that the proposal is an appropriate change, it is consistent with the Comprehensive Plan and the current structure of the land use code that allows churches within residential zones. He supported the rezoning, particularly given the testimony regarding the difficulty finding an appropriate site for this use, the structure is compatible with other uses in the area, and there is adequate separation of this use from adjacent uses.

COMMISSIONER COTTEN supported the motion and stated he was glad the church was able to find property in this area. He recalled that the corner near the church was dangerous in the 1950s and he was glad the road is changing. He felt this location was ideal both for the needs of the church, but also for the community.

COMMISSIONER JOSEPHSON stated the fact that the petitioner was subject to a taking should be considered as well. This proposal is rational and understandable, but if it had concerns, that fact would mitigate them.

AYE: Josephson, Jones, Cotten, Pease, Wang, Phelps
NAY: None

PASSED

2. 2008-050 Municipality of Anchorage. Little Campbell Creek Watershed Management Plan, review & recommendation for adoption as an element of the Comprehensive Plan.

Staff member THEDE TOBISH stated this is the first of what the Department hopes are many such plans. The intent is to have this plan adopted as an element of the Comprehensive Plan as an environmental quality element. This plan and others will come forward because the Municipality is subject to conditions in their Federal National Pollution Discharge and Elimination System Permit (NPDES) and Anchorage 2020 has four key policies in Chapter 5 that refer to watershed planning as a secondary implementation strategy. Furthermore, the most recent Bowl Parks Plan relies on watershed planning and functions, specifically for the natural resource parks classification. The Watershed Management section of PM&E chose Little Campbell Creek as its first formal watershed plan because that creek is currently listed on the State's impaired water body list primarily for fecal coliform. It is also recognized that the creek has substantial sedimentation issues. In the past two to four years there have been serious cyclic fish die offs in the creek that have garnered public and agency concern. The plan will formalize and coordinate watershed planning across all municipal departments and is intended to reach out to other agencies within the Municipality concerned with watershed to formalize their future actions, capital budgets, and capital plans. Chapter 1 provides a good background explanation for the plans. Chapter 2 provides the outline of 1.5 years of public participation. Chapter 3 is technical and provides an exhaustive list of characteristics of the watershed, both scientific and land use and social issues. Chapter 5 is the bulk of the plan and provides a set of implementation actions that are prioritized for the six major components of the document. Comments on this plan were generally favorable from municipal departments; there was light public comment, all of which was favorable.

COMMISSIONER PEASE asked that Staff respond to her questions and those posed by Christine Bernardini with Transportation Planning. MR. TOBISH stated in response to Commissioner Pease's

PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING

DATE: March 10, 2008

CASE NO.: 2008-041

APPLICANT: Eagle River Congregation of Jehovah's Witnesses

**PETITIONER'S
REPRESENTATIVE:** Dan Bolles

REQUEST: Rezoning from R-7 SL to R-7 SL

LOCATION: BLM Lots 74, 75 and 137, Section 30, T15N,
R1W, S.M. AK.

SITE ADDRESS: 19212 and 19126 Darby Road

**COMMUNITY
COUNCIL:** Chugiak

TAX NUMBER: 051-302-72; -71; -66/ Grid NW0655

ATTACHMENTS:

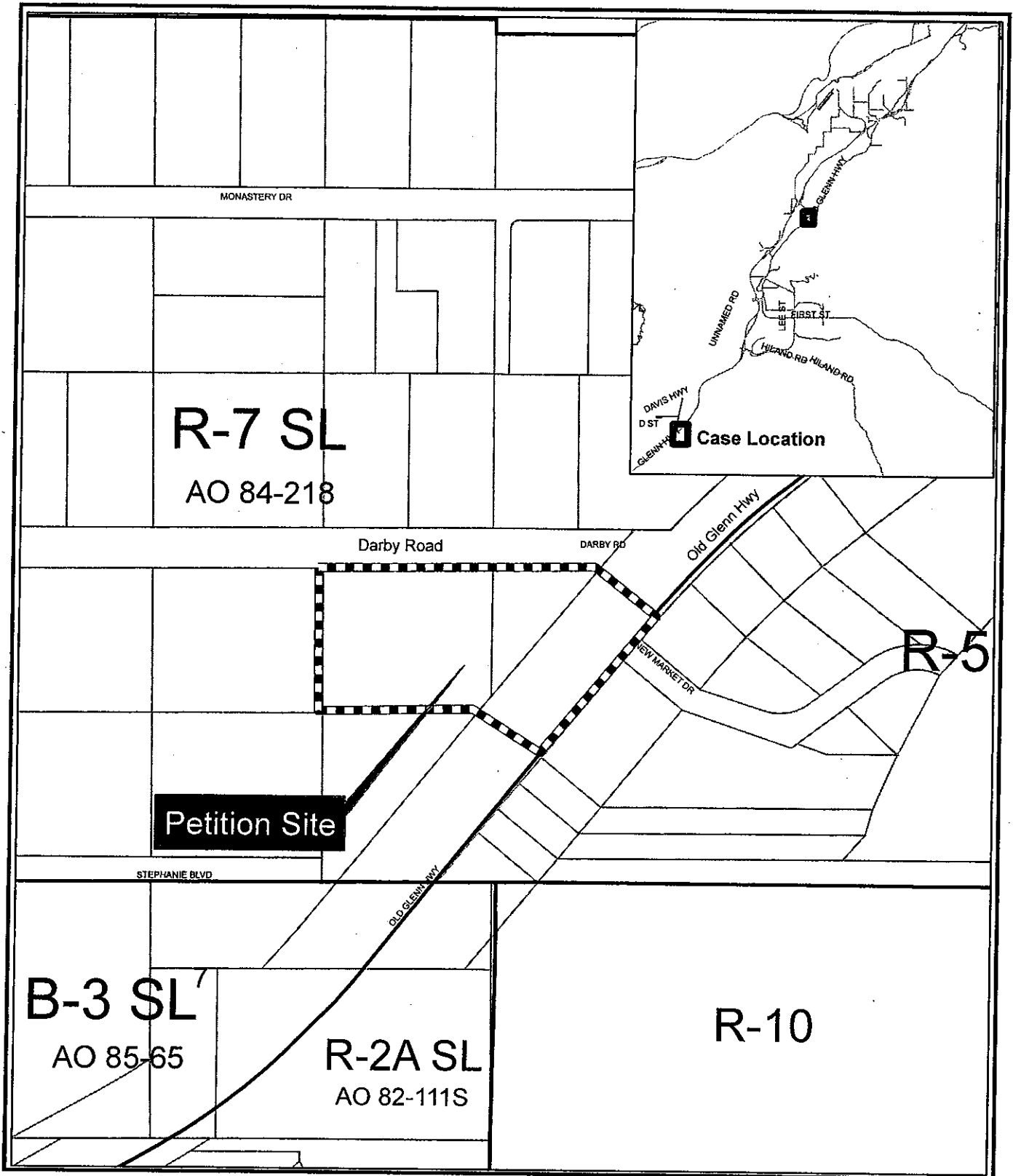
1. Zoning & Location Maps
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY: **APPROVAL.**

SITE:

Acres: 4.8 +/- acres
Vegetation: Birch, spruce and undergrowth
Zoning: R-7 with Special Limitations per AO 84-218)
Topography: Relatively level
Existing Use: Vacant

2008-041

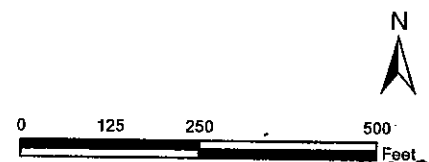


Municipality of Anchorage
Planning Department

Date: January 17, 2008

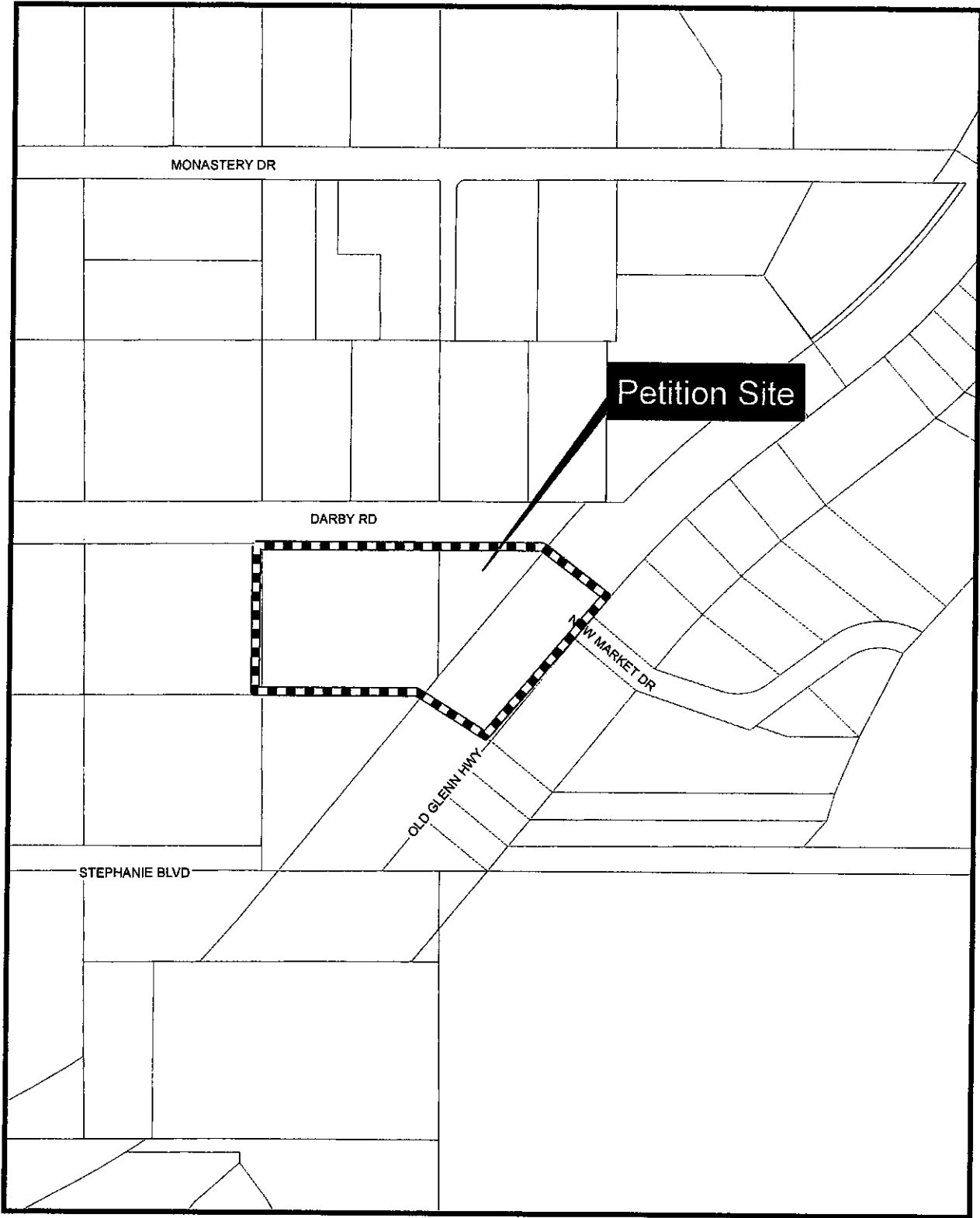
Flood Limits

- 100 Year
- 500 Year
- Floodway






011

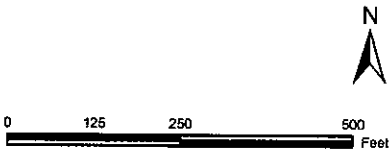
2008-041



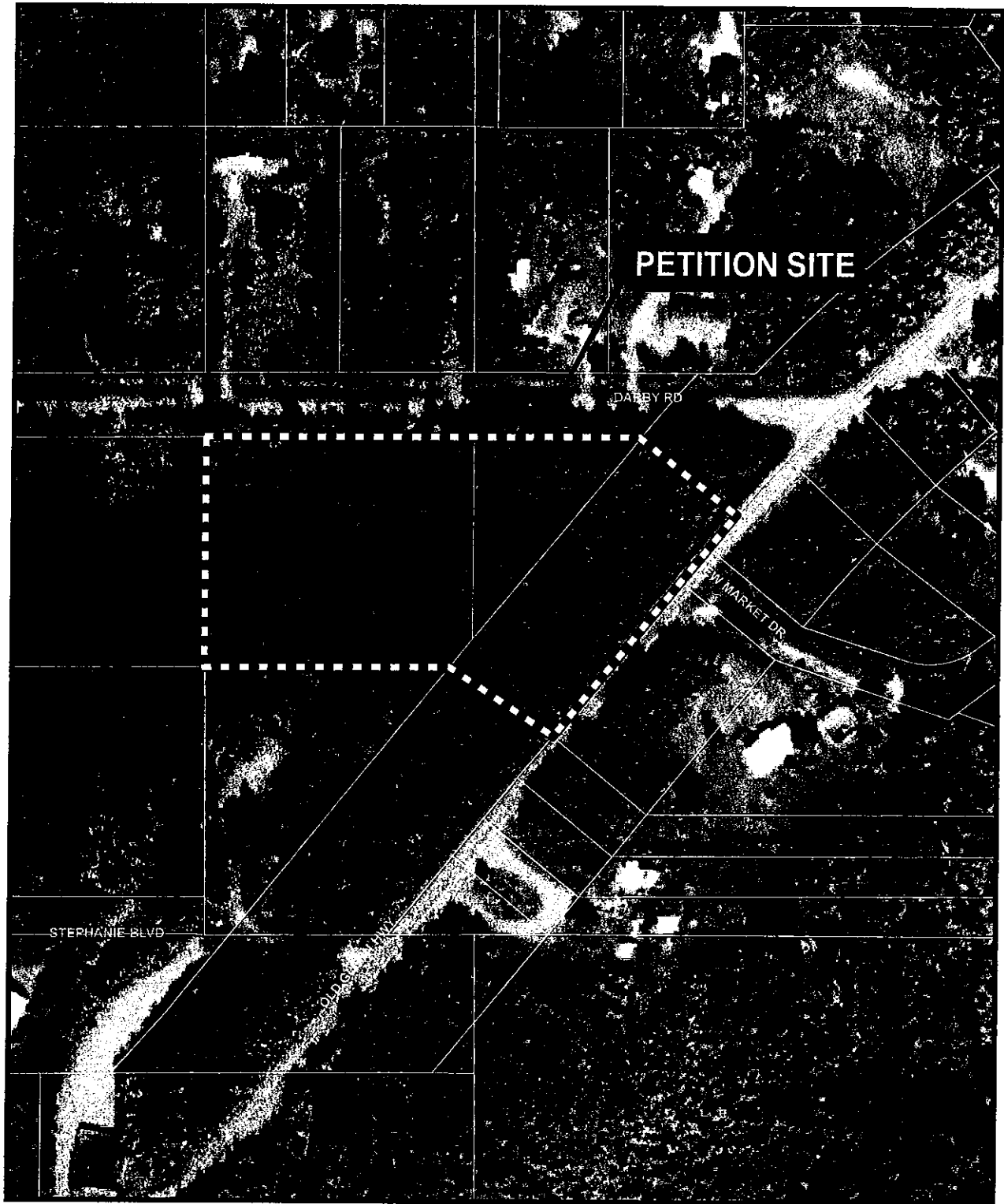
Municipality of Anchorage
Planning Department

Date: January 17, 2008

-  Single Family
-  Multi-Family
-  Mobile Home Park

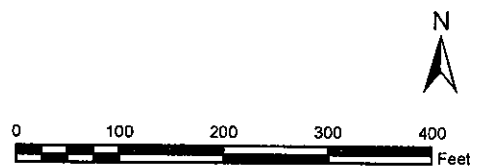


2008-041



Municipality of Anchorage
Planning Department

Date: January 17, 2008





WETLANDS

Soils: On-site well and septic systems required

COMPREHENSIVE PLAN: Chugiak-Eagle River Update 2006

Classification: Residential

Density: 2 DUA per AO 84-218 Special Limitations

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-7 SL	R-5	R-7 SL	R-7 SL
Land Use:	Single Family	Old Glenn/ Single Family/ & mobile home residential	4 unit multi- family apartment/ Single Family	Single family

PROPERTY HISTORY

10/30/84	Chugiak Areawide Rezoning	Property zoned from U (Unrestricted) to R-7 (Intermediate Rural Residential) with Special Limitations. AO 84-218
01/16/08	Preliminary Plat	S-11641-to subdivide three lots into one lot with vacation of a 50-foot right-of-way easement running north-south along the east property boundary and vacation of the south 20 feet of a 50 foot BLM easement running east-west along the north property boundary and creating Lot 75A, Kingdom Hall Subdivision.

APPLICABLE ZONING REGULATIONS: copies found in Historical Information Section

- AO 84-218. The special limitation that apply to the subject property are:
 - Principal uses and structures shall be limited to a single-family or duplex per lot.
- Platting Board Summary of Action dated 1/16/08, approval of S-11641-1 subject to the following:
 - Resolve utility easements;
 - Showing wetland boundaries as updated by HDR and AWWU on the final plat;

- Place the following notes on the plat:
 - This property is impacted by Type "C" wetlands as defined in the Anchorage Wetlands Management Plan (AO 95-129) and development of this property shall be in conformance with a general permit approved and issued by the Municipal Planning Department.
 - Vehicular access to the Old Glenn Highway from Lot 75A shall be approved and permitted by the Alaska Department of Transportation and Public Facilities (ADOT/PF).
 - Public water and sanitary sewer are not available to the property. Development of Lot 75A will require approval of on-site utilities from the Municipal On-Site Water and Wastewater Services for single-family residential uses or from the Alaska Department of Conservation for all other uses.

SITE DESCRIPTION AND PROPOSAL:

Proposal

The subject property was part of the 1984 Chugiak Areawide Rezoning. AO 84-218 zoned over 30 parcels, including the petition property, from Unrestricted to R-7 SL. The special limitation limits permitted principal uses and structures to Single-Family or Duplex Residential per lot. The petitioner has applied to rezone the subject property to R-7 SL with the following special limitation: Single Family or Duplex Residential, and "churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provide for persons while they are attending religious functions."

The existing Eagle River Congregation of Jehovah's Witnesses Kingdom Hall in Eagle River is located at 15144 Old Glenn Highway (less than 400 feet south of the petition site), and is scheduled to be demolished due to widening of the Old Glenn Highway North Eagle River Intersection to Peters Creek. Their current site was acquired by the Alaska Department of Transportation and Public Facilities on July 17, 2007 in preparation of the road project construction.

Site Description:

The property is undeveloped and is located at the southwest corner of Darby Road and the Old Glenn Highway. The 4.80 acre site consists of three parcels, Lots 74, 75 and 137, Section 30, T15N, R1W, S.M. AK. The Platting Board has approved preliminary plat S-11641-1, which will create a single parcel Lot 75A, Kingdom Hall Subdivision, that when recorded will contain 3.38 acres. The Board also approved a request to vacate the western 50 feet of the Old Glenn Highway along the east property boundary and the south 20 feet of a BLM easement along the north property boundary (Darby Road). A 30-foot from centerline is being dedicated for Darby Road with this plat.

The Old Glenn Highway is designated an arterial road on the Official Streets and Highways Plan (OS&HP) requiring a 100-foot right-of-way width that is met in the dedication. Darby Road is not designated on the OS&HP and functions as a local road.

The petition site is undeveloped. Surrounding lots to the north, west and south are developed with single- and two-family dwellings interspersed with undeveloped lots. Single-family and mobile home lots are developed to the east across Old Glenn Highway. On-site systems are required.

Portions of the northwest corner of Lot 75 appear to be Class C wetlands.

FINDINGS:

21.20.090 Standards for Approval – Zoning map Amendments.

A. Conformance to the Comprehensive Plan.

The standard is met.

The *2006 Update of the Chugiak-Eagle River Comprehensive Plan* designates this property as Residential with a 1-2 dwelling units per acre. In its description of the land use plan classifications, the residential classification permits other uses such as schools, churches, parks, child care facilities and other public or institutional uses.

The petition site and surrounding property to the north, west and south is zoned R-7 SL (Intermediate Rural Residential District) with Special

Limitations zone. The petition site was included in the Chugiak Areawide Rezoning, AO 84-218 adopted 10/30/84: approximately 75 acres were zoned to R-7SL. It established that "principal uses and structures shall be limited to a single-family or duplex per lot." One of the unintended consequences of the R-7SL Areawide rezoning was that it made an existing church on Monastery Drive a nonconforming use. Because the ordinance did not specify any other R-7 permitted, accessory or conditional uses, under the terms of AMC 21.25.020, they are therefore prohibited.

Rezoning to R-7 SL does not change the residential classification of the petition site. Churches have long been recognized as being a compatible use with all residential categories. The Assembly amended Title 21 in 1986 moving churches from a conditional use category to the permitted use category in all Title 21 residential zoning districts. Churches within an R-1, R-1A, R-2A, R-2D, R-2M, R-3 SL, R-5, R-5A, R-6, R-7, R-8, R-9, R-10 or R-11 districts must comply with AMC 21.45.235. This includes the requirement of an Administrative Site Plan Review approval by the Planning Director.

The R-7 district is intent "to encourage low-density residential development, and is intended for those land areas where large lot development is desirable as an adjunct to the more typical urban and suburban residential zoning districts." Single-family, two-family and multiple-family dwellings are permitted uses in the underlying R-7 district. The minimum lot size is 20,000 square feet for a single-family dwelling and 20,000 square feet for each dwelling unit in excess of one unit. Only a single principal structure may be allowed on any lot or parcel. On-site septic requires a minimum 40,000 square foot lot.

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

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

Environment and Land Use Patterns

The Standard is met.

Mapping of streams and wetlands are currently underway for the Chugiak-Eagle River Area. 2004 mapping for the petition site shows a "finger" of Class C wetlands crossing the northwest corner of Lot 75, which are low valuation. There are no streams on the site. A condition of the preliminary plat requires that development of this property shall be in conformance with a general permit approved and issued by the Municipal Planning Department.

The subject property does not have public water or sanitary sewer main available to provide service to the site. Permits for on-site water disposal systems and water systems for a church are required from the State of Alaska Department of Environmental Conservation (DEC).

Transportation/Drainage

This Standard is met.

The Old Glenn Highway is a State-owned road. It is designated an arterial road on the Official Streets and Highways Plan (OS&HP) requiring a 100-foot right-of-way width that is met in the dedication. Darby Road is not designated on the OS&HP and functions as a local road.

The Old Glenn Highway is slated for upgrading and is the reason the existing Kingdom Hall will be demolished, ADOT-PF project #52515. The design for the upgrade for this section of the road and the intersection of Old Glenn Highway and Darby Road is almost complete.

Access to the site will be from Darby Road. Darby is surfaced with recycled asphalt project and chip seal and has existing bar ditches flanking both sides. There is an existing bus stop located at the southwest corner of Darby Road and the Old Glenn Highway

Public Services and Facilities

This Standard is met.

Public water and sanitary sewer main service is not available to this property. Permits for an on-site well (Class B) and a commercial septic system will be required through the State of Alaska Department of Environmental Conservation for church development. The property abuts natural gas, telephone and electrical services.

Special Limitations

The petitioner offered the following uses and structures special limitations:

1. Permitted Uses

- a. Single Family Uses and Structures
- b. Duplex Residential Uses and Structures
- c. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions.

All other permitted, accessory, conditional uses as listed in the R-7 District regulations AMC 21.40.090 are specifically not included and are therefore prohibited.

The common wording for churches as a permitted use in Title 21 residential districts, including the R-7 regulations, states:

Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.(emphasis added).

The Department recommends that the wording of the proposed special limitations be consistent with the common wording for churches in Title 21. Additionally, it is standard throughout Title 21 that residential uses, and some churches, have private garages as a permitted accessory use. The Department recommends adding private garages as a permitted accessory use.

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.

This standard is not relevant to this rezoning. The comprehensive plan provides that the "residential" classification permits other uses such as schools, churches, parks, child care facilities and other public or institutional uses. All residential districts in Title 21 allow churches as a

permitted use. This rezone does not propose to change the residential classification, it will only modify the special limitations. This rezoning will not alter the existing density of the area.

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.

Site plan review and approval by the Planning Department is required prior to issuance of any Land Use Permits. ADEC must issue onsite permits and a final plat must be recorded. Assuming these entitlements are granted, development could begin as early as August 2008.

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

The Comprehensive Plan land classification (Residential) is not changing. Churches have long been recognized as compatible uses within residential neighborhoods.

COMMUNITY AND COMMUNITY COUNCIL COMMENTS

The Chugiak Community Council, at its February 21, 2008 meeting passed a unanimous motion to support the subject rezoning. Of 38 public hearings mailed out on February 13, 2008, three returned comments have been received at the time this report was written. One observed that development requires a site plan review, one questioned where access will be located, and the third had no objection.

DEPARTMENT RECOMMENDATION:


The Department finds that the proposed rezoning is in conformance with the Comprehensive Plan and zoning standards AMC 21.20.090. The Department supports the rezoning of the subject property to R-7 SL subject to the following special limitations:

1. Permitted Uses
 - a. Single Family Uses and Structures
 - b. Duplex Residential Uses and Structures
 - c. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation,

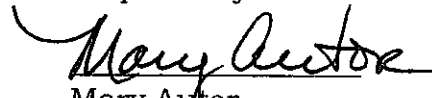
parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.

2. Permitted Accessory Uses:
 - a. Private Garages

Reviewed by:


Tom Nelson
Director

Prepared by:


Mary Autor
Senior Planner

(Tax Numbers 051-302-66; -71; -72)

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading:

Anchorage, Alaska
AO 2008-_____

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR
THE REZONING OF APPROXIMATELY 4.80 ACRES, FROM R-7 SL
(INTERMEDIATE RURAL RESIDENTIAL) WITH SPECIAL LIMITATIONS TO
R-7 SL (INTERMEDIATE RURAL RESIDENTIAL) WITH SPECIAL
LIMITATIONS FOR BLM LOTS 74, 75 AND 137, SECTION 30, T15N, R1W,
S.M. AK; GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE
OLD GLENN HIGHWAY AND DARBY ROAD.

(Chugiak Community Councils) (Planning and Zoning Commission Case 2008-041)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described
property as R-7 (Intermediate Rural Residential District) zone:

BLM Lots 74, 75 and 137, Section 30, T15N, R1W, S.M. AK, contains
approximately 4.80 acres as shown on Exhibit "A" attached (Planning and Zoning
Commission Case 2008-041).

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

1. Permitted Uses and Structures:
 - a. Single Family Uses and Structures
 - b. Duplex Residential Uses and Structures
 - c. Churches, to include any place of religious worship, along with their
accessory uses, including without limitation, parsonages, meeting rooms
and child care provided for persons while they are attending religious
functions. Use of church buildings other than the parsonage for the purpose
of housing or providing shelter to persons is not permitted except as
otherwise allowed in this title.
2. Permitted Accessory Uses and Structures:
 - a. Private Garages

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.

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

8
9 PASSED AND APPROVED by the Anchorage Assembly this _____
10 day of _____ 2008.

11 ATTEST: _____ Chair

Municipal Clerk

(Tax ID 051-302-66; -71; -72)
(Case 2008-041)

DEPARTMENTAL
COMMENTS

Reviewing Agency Comment Summary Case No.: 2008-041

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

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)

February 15, 2008

RE: MOA Zoning Review

RECEIVED

FEB 19 2008

Municipality of Anchorage
Zoning Division

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

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, has reviewed **2008-041; Request to Rezone to R-7SL; Eagle River Congregation of Jehovah's Witnesses**. We have no objection to the rezoning of the property to accommodate placing of the Kingdom Hall.

The Congregation's site plan shows their proposed access driveway onto Darby Street. We appreciate the applicant not seeking a driveway onto the Old Glenn Highway. The applicant should be reminded road construction the next two summers will cause traffic delays and at times restrict movement of oversize loads. Permits for oversize vehicles, that may be necessary to construct the planned Kingdom Hall, may contain restrictions on the size of loads and when travel may occur.

Sincerely,


Mark Parmelee
Area Planner

/mm

cc: Tucker Hurn, Right of Way Agent, Right of Way
Alan Drake, Project Manager, Construction

CHUGIAK COMMUNITY COUNCIL

P.O. Box 671350
Chugiak, Alaska 99567

February 24, 2008

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

RE: Community Council Comments on Planning & Zoning Case No. 2008-041

Dear Sir/Madam:

At the 02/21/08 Chugiak Community Council ("Council") meeting, the Council discussed Planning & Zoning Case No. 2008-041. This case is a request to rezone approximately 4.8 acres from R-7SL (Intermediate rural residential with special limitations) to R-7SL with an amendment to the special limitations to allow churches as a permitted use. The site is located at 19212 Darby Road on the Old Glenn Highway. The case is scheduled to go before the Planning and Zoning Commission on 03/10/08.

At this meeting, Mr. Dan Bolles, representing the Eagle River Congregation of Jehovah's Witnesses ("Congregation"), described the Congregation's plans to build a church (Kingdom Hall) at the intersection of Darby Road and the Old Glenn Highway.

The Congregation's existing church, also located on the Old Glenn Highway, has been in existence for 35 years. This existing church is going to be demolished as part of the Old Glenn Highway Rehabilitation Project; hence, the Congregation is seeking a replacement. The new Darby property is located less than 400 feet to the north of the existing church.

The only structure proposed for the new Darby property is a single-story, 4,700 square foot church. The church would serve about 75 people with an estimated growth rate of 1% to 2% per year. The MOA Traffic Department recommends a single access to the new church via Darby Road. The new church would use an on-site well and an on-site septic system. Native vegetation would be retained to buffer the Darby property.

In order to build the church on the Darby property, the Congregation is requesting an amendment to their special limitations to allow churches as a permitted use. Churches are a permitted use in R-7 residential zoning districts.

The Council passed a unanimous motion to support amending the special limitations for this R-7SL-zoned property to allow churches as a permitted use and to recommend that the Darby Road/Old Glenn Highway intersection be oriented at more of a right angle.

You may contact me at 688-0123 if you have any questions.

Sincerely,
Dave Baldwin
President
Chugiak Community Council

Cc. Mr. Dan Bolles

028

**Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY**

RECEIVED

FEB 04 2008

M E M O R A N D U M

Municipality of Anchorage
Zoning Division

DATE: January 28, 2008

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Paul Hatcher, Engineering Technician III, AWWU PAH

SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing March 10, 2008
Agency Comments due February 11, 2008

AWWU has reviewed the materials and has the following comments.

08-041 T15N R1W SEC 30 LTS 74, 75 & 137, Rezoning to R-7SL Intermediate rural residential district with special limitations, Grid NW0655

1. AWWU water and sanitary sewer lines do not currently serves these properties.
2. AWWU has no objection to this rezoning.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.



FLOOD HAZARD REVIEW SHEET

Date: 02/05/08

Case: 2008-041

Flood Hazard Zone: C

Map Number: 0105B

RECEIVED

FEB 05 2008

Municipality of Anchorage
Zoning 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:
- ☒ I have no comments on this case.

Reviewer: Jeffrey Urbanus



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



MEMORANDUM

DATE: February 5, 2008
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: Daniel Roth, Program Manager, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due February 11, 2008

FEB 05 2008

Municipality of Anchorage
Building Safety Division

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

2008 - 041

Rezoning to R-7SL Intermediate rural residential district with special limitations.

No objection

Parks & Recreation

- 2008-038** **Site plan review for a public facility** (Fire Station No. 12 renovation and addition; 7920 Homer Dr./E. 80th Ave.)
No comment.
- 2008-041** **Rezoning approx. 4.81 acres from R-7SL Intermediate rural residential district with special limitations to R-7SL Intermediate rural residential district with special limitations** (amending special limitations to allow church; Darby Rd./Old Glenn Hwy., Eagle River)
No comment.
- 2008-046** **Ordinance amending Title 21 for PLI Public lands and institutions district** (to allow public safety facilities and outdoor shooting ranges; to provide conditional use standards for outdoor shooting ranges)
Parks and Recreation recommends including additional standards for shooting ranges to help assure compatibility with surrounding areas. One additional requirement should be to provide effective noise barriers and/or other attenuation to prevent noise intrusions on areas outside the subject facility..
- 2008-048** **Site selection for a public facility** (public safety training facility; Eagle River)
Anchorage Parks and Recreation notes that the *Areawide Trails Plan* calls for multi-use paved and unpaved trails traversing the preferred site (Site 6). In addition, site information indicates existing trails in the vicinity of the preferred site, and proximity to an existing recreational facility ("Izaak Walton League Recreational Facility"). North and south of Site 6 are municipal parks (Mouth of Peters Creek Park and Beach Lake Park, respectively), which would be connected by the planned trails. Use of alternative Site 1 or Site 2 would appear to have less potential impact on recognized park and recreation resources.
- Please refer also to comments from Eagle River Parks and Recreation.
- 2008-049** **Site selection for a public facility** (crime detection laboratory; Tudor Rd. et al.)
Pending additional information, Parks and Recreation does not concur with the preferred site selection. As noted in the study, the preferred site (Sites 24-26) is subject to criteria to assure compatibility with adjacent Far North Bicentennial Park. The proposed facility would not be functionally dependent on or significantly benefited by proximity to a park area. Alternative Site 23 would appear to meet important program requirements such as location while leaving Sites 24-26 available for future uses that may better meet the compatibility requirements.
- Parks and Recreation believes that additional information would help in understanding the elimination of potential sites from consideration. The study notes potential issues that add risk of higher project costs at some sites, but the significance and magnitude of those issues appears unconfirmed for the most part.
- If the Planning and Zoning Commission confirms the preferred location (Sites 24-26) Parks and Recreation believes that the design and construction of the facility must accommodate the findings and recommendations of the *48th Avenue/Far North Bicentennial Park Trails Study* as well as other park- and trail-related plans. Site and architectural design should include features particularly developed to help assure the compatibility of the facility in accordance with criteria set forth in the *Updated Far North Bicentennial Park Plan*.

Cc: Monique Anderson, Parks Superintendent



Municipality of Anchorage
Project Management & Engineering Department



Comments to Miscellaneous Planning and Zoning Applications

RECEIVED

DATE: February 8, 2008

FEB 20 2008

TO: Jerry Weaver, Platting Officer

**Municipality of Anchorage
Zoning Division**

FROM: Sharen Walsh, P.E., Private Development Plan Review Engineer

SUBJECT: Comments for hearing date: March 10, 2008

Case No. 2008-041 - Rezoning R-7SL to R-7SL with revised limitations

The Private Development Division of Project Management and Engineering has no objection to the proposed rezoning to revise the special limitations. However, the petitioner is alerted to the requirement to provide a drainage analysis and calculations to PM&E under land use permit processes. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable/impermeable surface treatments.



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: February 7, 2008
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Lynn McGee, Senior Plan Reviewer
SUBJ: Request for Comments on Planning and Zoning Commission case(s) for March 10, 2008.

FEB 07 2008
Municipality of Anchorage
Zoning Division

Right of Way Division has reviewed the following case(s) due February 11, 2008.

08-041 Section 30, T15N R1W, BLM Lots 74, 75, and 137, grid NW0655
(Rezoning Request, R-7SL to R-7SL)
Right of Way Division has no comments at this time.
Review time 15 minutes.

Transit

Graves, Jill A.

From: Staff, Alton R.
Sent: Wednesday, February 06, 2008 9:03 AM
To: McLaughlin, Francis D.; Graves, Jill A.; Stewart, Gloria I.
Subject: Zoning and Plat Comments

RECEIVED

FEB 06 2008

Municipality of Anchorage
Zoning Division

Case No. 2008-036 People Mover has provided the following comments to Project Management on Van
Buren Street/48th Avenue:

The proposed pair of new bus stops on Taft and 48th are dimensionally correct as minimum bus boarding pads at 8' wide x 30' long. It appears that the bus should be able to stay in the lane when making the turn but recommend double checking that is true with Auto Turn. It should be close with the 40' radius.

One point of concern is the crosswalks are 10'-15' in front of the bus stops and this is somewhat closer than we normally prefer due to the dangerous situation of passengers walking in front of the stopped bus and if a car tries to pass the bus this is a blind situation for the motorist as well as the pedestrian. Typically we like the bus stops following the crosswalk as this allows passenger to pass behind the bus and is much safer. If the proposed configuration is used we would prefer the boarding pad a greater distance from the crosswalk. Typically we use a distance of about 50'. This is always a case by case situation depending on site distances.

As always, thank you for the opportunity to review the project. It looks like a nice improvement for the neighborhood.

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

Case No. 2008-041
2008-050

Plat S11655-1 People Mover has an existing improved bus stop adjacent to the plat area on Commercial Drive at Meyer Street.

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

S11497-2
S11656-1

Thank you for the opportunity to review.

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

DELTA

Thomas B. Wood
P. O. Box 14
Eagle River AK 99577
907.694.9430 Office
907.696.2782 Facsimile
907.227.8844 Cell
akbucket@alaska.com

RECEIVED

FEB 19 2008

Municipality of Anchorage
Zoning Division

Alaska Project Management

Fax Transmittal

Date: February 16, 2008
To: Planning & Zoning – **Muni of Anchorage**
Fax #: 343.7927
Subject: Case Number **2008-041**
Pages: 2 Including this page
From: **Thomas & Linda Wood**
Fax #: 907.696.2782 Call first

To Whom It May Concern,

We are in receipt of the "Notice of Public Hearing" for the aforementioned Case Number scheduled for March 10, 2008 – copy of that notice is attached as the last page following.

We are unable to attend that meeting, but we have some major concerns with this action.

Please explain the need for this rezone from an R-7SL to a R-7SL – there is no change in zoning?

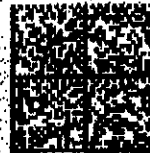
Zoning R-7 "...is designed to encourage low-density residential development..." how does the construction of a church in this zoning comply with the intent of that zoning?

Where will the access to this lot be located? Location on Darby could be a major problem – please explain.

Please respond to these questions as soon as possible such that our concerns can be ameliorated prior to the public meeting for this property.

Municipality of Anchorage
P. O. Box 196660
Anchorage, Alaska 99519-6660
(907) 343-7943

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 FIRST CLASS
0004223700 FEB 13 2008
MAILED FROM ZIP CODE 99501

051-302-24-000
WOOD THOMAS B & LINDA M
PO BOX 770014
EAGLE RIVER, AK 99577

NOTICE OF PUBLIC HEARING - - Monday, March 10, 2008

Planning Dept Case Number: 2008-041

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

CASE: 2008-041
PETITIONER: Eagle River Congregation of Jehovah's Witnesses
REQUEST: Rezoning to R-7SL Intermediate rural residential district with special limitations
TOTAL AREA: 4.810 acres
SITE ADDRESS: 18212 DARBY RD
CURRENT ZONE: R-7SL Intermediate rural residential district with special limitations
COM COUNCIL(S): 1---Chugliak

LEGAL/DETAILS: A request to rezone approximately 4.8 acres from R-7SL (Intermediate rural residential with special limitations) to R-7 SL (Intermediate rural residential with special limitations). The amendment to the special limitations would allow churches as a permitted use. Lots 74, 75 & 137, Section 30, T15N, R1W, S.M., Alaska.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, March 10, 2008 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 you. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196660, Anchorage, Alaska 99519-6660. 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: _____

REZONING/RESIDENTS-PLANNING COMMISSION
2008-041

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

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 FIRST CLASS MAIL \$00.37³
0004223700 FEB 13 2008
MAILED FROM ZIP CODE 99501

051-303-05-000
KELLEY CATHERINE & HILARY
TRUST
821 N ST STE 205
ANCHORAGE, AK 99501

RECEIVED

FEB 26 2008

Municipality of Anchorage
Zoning Division

NOTICE OF PUBLIC HEARING - - Monday, March 10, 2008

Planning Dept Case Number: 2008-041

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

CASE: 2008-041
PETITIONER: Eagle River Congregation of Jehovah's Witnesses
REQUEST: Rezoning to R-7SL Intermediate rural residential district with special limitations
TOTAL AREA: 4.810 acres
SITE ADDRESS: 19212 DARBY RD
CURRENT ZONE: R-7SL Intermediate rural residential district with special limitations
COM COUNCIL(S): 1---Chugiak

LEGAL/DETAILS: A request to rezone approximately 4.8 acres from R-7SL (Intermediate rural residential with special limitations) to R-7 SL (Intermediate rural residential with special limitations). The amendment to the special limitations would allow churches as a permitted use. Lots 74, 75 & 137, Section 30, T15N, R1W, S.M., Alaska.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, March 10, 2008 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 you. 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: Catherine Hilary Kelly Trust

Address: 821 N St Ste 205

Legal Description: Acres

Comments: No objection to a church to be
Attendant use

REZONING/RESIDENTS-PLANNING COMMISSION
2008-041

038

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

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

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

1. Select a Case: 2008-041

[View Comments](#)

RECEIVED

FEB 26 2008

2. View Comments:

Case Num: 2008-041

Rezoning to R-7SL Intermediate rural residential district with special limitations

Site Address: 19212 DARBY RD

Location: A request to rezone approximately 4.8 acres from R-7SL (Intermediate rural residential with special limitations) to R-7 SL (Intermediate rural residential with special limitations). The amendment to the special limitations would allow churches as a permitted use. Lots 74, 75 & 137, Section 30, T15N, R1W, S.M., Alaska.

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

Municipality of Anchorage
Zoning Division

Public Comments

2/26/08

Steven Ellis

The support on this rezone was also based upon the understanding that any development would require a site plan review through the Planning Department and adequate vetative buffering would be provided through the retention of existing vegetation or new landscaping.

039

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

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

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

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

FEB 25 2008

Municipal Planning
Zoning Division

2. View Comments:

Case Num: 2008-041

Rezoning to R-7SL Intermediate rural residential district with special limitations

Site Address: 19212 DARBY RD

Location: A request to rezone approximately 4.8 acres from R-7SL (Intermediate rural residential with special limitations) to R-7 SL (Intermediate rural residential with special limitations). The amendment to the special limitations would allow churches as a permitted use. Lots 74, 75 & 137, Section 30, T15N, R1W, S.M., Alaska.

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

Public Comments

2/24/08

Chugiak Community Council, Linda Kovac, Secretary-Treasurer

At the 02/21/08 Chugiak Community Council ("Council") meeting, the Council discussed Planning & Zoning Case No. 2008-041. This case is a request to rezone approximately 4.8 acres from R-7SL (Intermediate rural residential with special limitations) to R-7SL with an amendment to the special limitations to allow churches as a permitted use. The site is located at 19212 Darby Road on the Old Glenn Highway. The case is scheduled to go before the Planning and Zoning Commission on 03/10/08. ----- At this meeting, Mr. Dan Bolles, representing the Eagle River Congregation of Jehovah's Witnesses ("Congregation"), described the Congregation's plans to build a church (Kingdom Hall) at the intersection of Darby Road and the Old Glenn Highway. ----- The Congregation's existing church, also located on the Old Glenn Highway, has been in existence for 35 years. This existing church is going to be demolished as part of the Old Glenn Highway Rehabilitation Project; hence, the Congregation is seeking a replacement. The new Darby property is located less than 400 feet to the north of the existing church. ----- The only structure proposed for the new Darby property is a single-story, 4,700 square foot church. The church would serve about 75 people with an estimated growth rate of 1% to 2% per year. The MOA Traffic Department recommends a single access to the new church via Darby Road. The new church would use an on-site well and an on-site septic system. Native vegetation would be retained to buffer the Darby property. ----- In order to build the church on the Darby property, the Congregation is requesting an amendment to their special limitations to allow churches as a permitted use. Churches are a permitted use in R-7 residential zoning districts. ----- The Council passed a unanimous motion to support amending the special limitations for this R-7SL-zoned property to allow churches as a permitted use and to recommend

040

that the Darby Road/Old Glenn Highway intersection be oriented at more of a right angle.

041

3

APPLICATION

HPR. 1. 1942

Route to DEC.

Application for Zoning Map Amendment

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

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) <i>Eagle River Congregation</i>		Name (last name first) <i>Daniel N. Bolles</i>	
Mailing Address <i>CP Schmitt's Witnesses</i>		Mailing Address <i>PO Box 220042</i>	
<i>11232 Lower Sunny Cir.</i>		<i>Anchorage, AK 99522</i>	
Contact Phone: Day: <i>907-313-3134</i> Night:		Contact Phone: Day: <i>907-2244</i> Night:	
FAX:		FAX:	
E-mail: <i>bpwilliams@9ci.net</i>		E-mail: <i>danbolles@hotmail.com</i>	

*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): <i>051-302-72; 051-302-71; 051-302-66</i>		
Site Street Address:		
Current legal description: (use additional sheet if necessary) <i>GLM Lots 74, 75 & 137, Sec. 30, T15N, R1W, S.17.</i>		
Zoning: <i>R-7.5L</i>	Acreage: <i>4.8</i>	Grid # <i>AKB 0655</i>

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 *Jan. 16, 2008* Signature (Agents must provide written proof of authorization) *Daniel N. Bolles*

Accepted by: *FB* Poster & Affidavit: Fee: *\$6,000.00* Case Number: *2008-041*

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

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

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

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☒ Residential at 2 dwelling units per acre ADU-218

Girdwood-Turnagain Arm

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

ENVIRONMENTAL INFORMATION (All or portion of site affected)

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

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

- ☐ Rezoning - Case Number:
☒ Preliminary Plat ☐ Final Plat - Case Number(s): 5-11641-1
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

APPLICATION ATTACHMENTS

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

APPLICATION CHECKLIST

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

**EAGLE RIVER CONGREGATION
Of JEHOVAH'S WITNESSES**

**C/O Michael D. Hook
11232 Lower Sunny Circle
Eagle River, AK 99577**

January 13, 2008

Municipality of Anchorage
Planning Department
4700 S Bragaw St.
Anchorage, AK 99507

RE: Lots 74, 75 & 137 located within the SE1/4 & SW1/4 of
Section 30, T15N, R1W, Seward Meridian, Third Judicial
District, State of Alaska

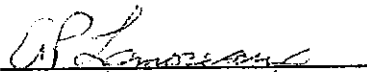
Dear Sir or Ms,

We, the Trustees for the Eagle River Congregation of Jehovah's Witnesses, by this letter authorize Daniel N. Bolles, 650 W 91st Ave, Anchorage, AK to represent the Eagle River Congregation to the Municipality of Anchorage in all matters pertaining to platting, to zoning and to obtaining a Land Use Permit for development of the property.

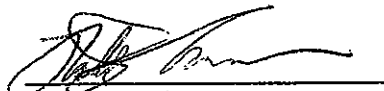
We will appreciate your accepting Mr. Bolles as our representative and extending him whatever assistance and courtesies he may need to effectively represent us in these matters.

Should you need further clarification of our authorization or additional information concerning our request, then please contact the undersigned Trustees for the Eagle River Congregation.

Sincerely,



Alvin P. Lamoreaux
Trustee
(907) 688-9091
PO Box 671786
Chugiak, AK 99567-1786



Robert J. Thomson
Trustee
(907) 688-4299
PO Box 671303
Chugiak, AK 99567-1303



Sean M. Jenkinson
Trustee
(907) 688-5352
PO Box 670901
Chugiak, AK 99567-0901

Copy: Daniel N. Bolles

Eagle River Congregation of Jehovah's Witnesses

Request for Rezoning

Lots 74, 75 & 137 Sec. 30, T15N, R1W, S.M.

R-7SL

Field Tech
Zoning – Stormwater
Assessment and Inspection
PO Box 220042, Anchorage, AK 99522
907-952-0244

Narrative

The Eagle River Congregation of Jehovah's Witnesses brings forth this application for rezoning of Lots 74, 75 and 137, Section 30, T15N, R1W, SM, an area of 4.8 acres. All three lots are owned by the Eagle River Congregation. Serving a population of 34,100 people the Eagle River Congregation currently occupies the only Kingdom Hall within the greater Chugiak - Eagle River area. The existing Kingdom Hall is slated to be demolished due to widening of the Old Glenn Hwy. ADOT-PF project #52515. The Alaska Department of Transportation and Public Facilities acquired the existing Kingdom Hall property on July 17, 2007, necessitating the relocation of the Eagle River Congregation, see Appendix sheets 1 through 4. After several attempts to purchase properties in the greater Eagle River area Lots 74, 75 and 137, became available in the spring of last year, see Appendix sheets 5 and 6. These properties are located within the southwest quadrant of the intersection of Darby Rd. and the Old Glenn Hwy. This location is less than 400 feet north of the existing Kingdom Hall parcel.

This area was rezoned from 'U' unrestricted to R-7 SL by AO 84-218, becoming effective October 30, 1984. The public record shows the community wished to restrict housing development to single family and duplex structures, see Appendix sheets 7 through 17. The result of that action was a special limitation which had the unintended effect of removing all other uses normally permitted within residential use areas. The action further made the existing Orthodox church on Monastery Drive a nonconforming use. Please see letter dated December 27, 2007, from Land Use Division, Appendix sheets 18 and 19.

Whereas, the community desired to only limit residential density, to single family and duplex development, the Eagle River Congregation seeks to only permit that which is allowed by right in other residential districts throughout the greater Chugiak – Eagle River area. Under R-7 zoning churches are permitted principal uses, AMC 21.40.090.B.9. By adding a second special limitation, to allow churches on Lots 74, 75 and 137 only, the underlying residential density remains unaltered.

The proposed 160 seat, 4,700 sq. ft., Kingdom Hall is no larger than many duplexes in today's market. The existing Kingdom Hall hosts meetings three days a week this schedule will remain unchanged. The average attendance for the Eagle River Congregation is seventy-five persons. Historically growth has been between 1 and 2 percent per year. Under these parameters the proposed structure and parking area will accommodate the needs of the Eagle River congregation for some years to come.

Building location, parking, grading, ingress and egress are shown in Attachment 'A'. Native mature vegetation has been retained to ensure adequate buffering to surrounding residential uses and the Old Glenn Hwy, an arterial listed in the OS&HP. Current drainage patterns shall be maintained to take advantage of overland flow to the existing wetlands to the west, thereby reducing potential drainage impacts to either the Old Glenn Hwy or Darby Rd. The existing soils and wetlands offer adequate absorption for historic stormwater events for this area.

Conformance to Comprehensive Plan

The proposed rezone does not conflict with the goals and policies of the Chugiak, Eagle River Comprehensive Plan (CERCP). The land use classification for this area, under AO 84-218, is residential, 2 dwellings per acre. The CERCP, page 63, under the subheading 'Residential Classifications' states: "In addition to the residential characteristics described below, other uses such as...churches...may be allowed in residential areas, if determined to be compatible with and oriented toward the needs of the immediate neighborhood." Churches have long been recognized as compatible uses within residential neighborhoods as they demonstrate a positive influence within their communities.

The CERCP, page 34 'Land Use', states as a goal the "orderly, efficient pattern of development that reflects the diverse needs of the community". At this time the Eagle River Congregation of Jehovah's Witnesses is in need of land on which to build a replacement structure. The existing Kingdom Hall at 19032 Old Glenn Hwy. has been serving the needs of the community for 35 years. This proposed special limitation will secure a suitable site for the congregation within the same neighborhood. The proposed structure will be the only Kingdom Hall of Jehovah's Witnesses located in the Chugiak – Eagle River area.

On page 36 of the CERCP, the section under the subheading 'Community Design' fosters the goal to "Encourage development patterns and site designs which promote natural amenities, scenic vistas, general community character and also promote safe and healthy environments." The proposed site layout, building design, architecture and location at an established intersection go to show compliance with this goal.

- Community Design objective 'a' is met in that the site and building are designed to complement the scale of existing structures within the neighborhood. The new structure is set back from the Old Glenn Hwy. and Darby Rd. Parking is provided as required under AMC 21.45.080 and is set to the west of the structure, away from the road way. Required lighting is low level and will be buffered by retention of native vegetation. Signage is limited to one 32 square-foot sign
- The use of mature native vegetation throughout the site, providing buffering of visual and aural impacts from the Old Glenn Hwy to the neighborhood. This meets Community Design objective 'b', to protect the natural vegetation wherever possible.

- Community Design objective 'c' is also met in the preservation of existing neighborhood identity. The existing Eagle River Congregation has been a part of this neighborhood over the last 35 years, relocating the Kingdom Hall one block to the north continues the existing character of the community. Over the last three decades the Congregation has enjoyed a good relationship with the neighborhood. By relocating the congregation within the same immediate area the identity of the neighborhood remains unchanged.
- Community Design objective 'd' is met in that the building height and mass are relevant to the human scale. The single story design is compatible with the character of adjacent duplex and single family homes.

Proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies.

For the area of Darby Rd. and the Old Glenn Hwy. the CERCP allows for a residential density of 3 to 6 dwelling units per acre. AO 84-218 restricts development to 2 dwelling units per acre.

The Eagle River Congregation of Jehovah's Witnesses seeks only to allow that which is permitted by right in other residential district within the greater Chugiak – Eagle River area. By adding the special limitation to allow churches on these lots only (Lot 75A, see Platting Board Case #S11641-1), the underlying residential density remains unaltered. There is no provision for a dwelling unit at this location only one principal structure will be located on the replatted lot.

Effect of development on surrounding neighborhood, the general area, and community with respect to:

Environment:

The eastern two thirds of the site are typical northern boreal forested uplands with wetlands along the western portion of the site, existing Lot 75. The wetlands were mapped as a condition for approval of plat S-11641-1. The area is not subject to avalanche hazards. As shown on FIRM map panel 110 the area is rated as Zone C, minimal flooding. As such, the area is outside both the 100 and 500 year flood plains and is not considered subject to flood insurance program requirements. The area is listed as a Seismic Zone 2 on the Chugiak-Eagle River Hazard Zone map.

Native vegetation is well established as seen from the aerial photo of September 29, 2007 and the January 8, 2008 photos showing views of the street frontages and lot interior. Appendix sheets 20 through 22.

Transportation:

The Old Glenn Highway is a State owned right of way, listed as an arterial in the Official Streets and Highway Plan. The Old Glenn Hwy. is slated for upgrading and is the reason the existing Kingdom Hall will be demolished and a replacement is being sought, ADOT-PF project #52515. Darby Rd. is a Municipal right of way, listed as a local neighborhood street. Darby Rd. is surfaced with recycled asphalt product and chip seal and has existing bar ditches flanking both sides. The Municipality has an existing bus stop located at the southwest corner of Darby Rd. and the Old Glenn Hwy.

Since this is a replacement facility there will be no increased traffic to the Old Glenn Hwy. with approval of this rezoning.

Public Services:

The lots are abutting natural gas, telephone and electrical services. There are no public water or sewer services in the area. This area was last petitioned by AWWU for water and sewer service extension in 2004, and was turned down by area residents. A Class B well permit is being sought through ADEC along with a commercial septic system permit. The lot is bisected by MEA overhead electrical transmission lines.

Land Use Patterns:

The general area is a mix of commercial and residential. Along the Old Glenn Highway to the north (R-7SL and R-7) and south (R-7SL, R-2SL and B-3SL) there exist business and service related uses mixed with residential. To the east (R-5) and west (R-7SL) the uses are primarily residential in nature. There are three other churches within one mile of the petition site.

Amount of undeveloped land in the general area having the same or similar zoning requested:

This rezoning will not alter the existing density of the area. Under the provisions of AO 84-218 housing density for the area under consideration would be 9 dwelling units. This rezone will result in a lower density than would normally be permitted. The 75 acre area zoned R-7 SL under AO 84-218 will remain R-7 SL. There is no change to the existing zoning boundary other than to permit the right to construct a church on Lots 74, 75 and 137 (Lot 75A see Platting Board case S-11641-1).

When would development occur under the processed zoning?

Development is anticipated to begin with clearing and grubbing in August 2008. The platting of lots 74, 75 and 137 into one lot, S-11641-1, is slated to be completed prior to land use permit issuance to be followed by issuance of ADEC permits to construct the well and septic systems. Site plan review and approval in conjunction with application for the land use permit would follow final rezoning approval by the Municipal Assembly.

DRAFT ORDINANCE

AO No. 2008-XXX

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-7SL (INTERMEDIATE RURAL RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) TO R-7SL (INTERMEDIATE RURAL RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) WITH AN ADDITIONAL SPECIAL LIMITATION FOR LOTS 74, 75 AND 137, SECTION 30, T15N, R1W, S.M.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map be amended by designating the following described property as R-7 (Intermediate Rural Residential District) with special limitations zone:

Lot 74, 75 and 137, Section 30, T15N, R1W, S.M., as depicted on attachment A.

Section 2. This zoning map is subject to the following additional special limitation established for the property as provided in AO 84-218.

- A. Permitted principal uses and structures shall be limited to 1. a single-family or duplex per lot[.], 2. churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms, and child care provided for persons while they are attending religious functions. (etc.)

Section 3. The special limitations set forth in this ordinance shall prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code. Unless specifically provided elsewhere all provisions of Title 21 of the Anchorage Municipal Code not specifically affected by the Special Limitations set forth in this ordinance shall apply in the same manner as if the district classifications applied by this ordinance were not subject to special limitations.

Section 4. The Director of Community Planning shall change the zoning map accordingly.

Section 5. This ordinance shall become effective upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2008

APPENDIX



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

GENERAL INFORMATION NOTICE

PROJECT NAME: OLD GLENN HIGHWAY NORTH
EAGLE RIVER INTERSECTION TO PETERS CREEK

STATE PROJECT #: 52515

FEDERAL-AID PROJECT #: MGS-STP-0558(2)

PARCEL #: 14 & 15 UNIT #:

This notice is to inform you that the property you are presently occupying may be acquired by the State for a transportation project. It may be necessary for you to move.

If it becomes necessary for you to move, you will be given at least 90 days' advance written notice.

If you are an eligible occupant of a dwelling, business, farm, or nonprofit organization affected by the acquisition of the right-of-way, you are entitled to certain moving costs and replacement housing benefits. You are eligible for these payments and services if you are lawfully occupying the property at the time the State makes its first written offer to purchase it, or at the time the State obtains legal possession of it. In addition, you must be a citizen of the United States or an alien who is lawfully present in the United States (or if you are an illegal alien, and can demonstrate that denying benefits would cause an exceptional and extremely unusual hardship to your spouse, parent, or child who is a U.S. citizen or lawful resident alien).

If you are eligible, the State will furnish you with relocation advisory services if you are required to move. These services include housing referrals, help in filing payment claims, and other necessary assistance to ease your inconvenience.

If you contemplate moving before the State makes its offer to purchase, you should, in order to ensure eligibility for moving and replacement housing payments, contact the Regional Right-of-Way office.

State law requires that no family or individual will be required to vacate any dwelling until the displaced person is offered, or has found, comparable replacement housing. All replacement housing offered will be fair housing open to all persons regardless of race, color, religion, sex, or national origin. You will not be required to move without at least 90 days' advance written notice.

You have the right to appeal any determination the State should make as to your eligibility for, or the amount of, any payment.

The State has prepared a relocation brochure that explains in detail the benefits available and eligibility requirements to receive them. You may obtain a copy of the brochure and additional information at:

Location of DOT&PF Office: 4111 Aviation Avenue, Anchorage, AK 99519-6900

Name and Telephone Number of Contact Person: Timothy A. Trawver, SR/WA - 907-346-2433

Date:

12/11/06

Right-of-Way Agent's signature:

[Signature]

Trawver Land Services

Full Right of Way Acquisition Services
7900 Upper O'Malley, Anchorage, Alaska 99507-6221
(907) 346-2433 Fax (907) 346-2404
In Alaska 1-800-770-8577 Continental USA 1-888-769-8577
E-Mail: info@trawverlandservices.com

July 5, 2006

RE: MGS-STP-0558(2)/52515 Old Glenn Highway
North Eagle River Intersection to Peters Creek
Parcel No. 14 and 15

Chugiak, Alaska, Congregation of
Jehovah's Witnesses AND Kingdom Hall
of Jehovah's Witnesses
Attn: Robert C. Phillips, SR/WA
P.O. Box 672344
Chugiak, AK 99567

Dear Mr. Phillips:

As you may be aware, the Department of Transportation and Public Facilities (DOT&PF) plans to reconstruct Old Glenn Highway North Eagle River Intersection to Peters Creek. Trawver Land Services is under contract with CRW Engineering to DOT&PF to complete the Right of Way acquisition phase of this project. This letter briefly explains the project and presents the Department's offer to purchase your property.

The Project

The upgraded Old Glenn Highway (OGH) will have two 12-foot lanes with 4-5 foot shoulders. A mechanical stabilized earth (MSE) wall will be constructed to retain the additional 4-foot shoulder on the west side between West Lake Ridge Drive and Waterfront Lane. A 10-foot wide pathway will be constructed on the east side of the road starting at the beginning of the project and continuing to the Upper Fire Lake area. The pathway will then cross underneath the OGH through a pedestrian tube to existing ground and continue to North Birchwood Loop Road. Left and right turn lanes will be added at the intersections of South and North Birchwood Loop Road. A climbing lane has been added north of Klondike Concrete continuing to the Fire Station to accommodate slow moving vehicles traveling south. Northbound vehicles will have an additional left turn lane to use at the intersection of OGH and Ski Road.

The Offer

Because DOT&PF is a state agency subject to specific laws and regulations, the way in which we acquire property differs in several important respects from ordinary real estate transactions. I'd like to explain specifically the most important of these differences in order to assist your consideration of our offer.

We are required by federal law to offer no less than the appraised fair market value of your property to be acquired. This one-offer policy is consistent with federal law and is designed to

protect property owners and to provide fairness to owners who, like you, are not voluntarily in the market as a seller. The nature of this type of sale makes the process somewhat different than ordinary private transactions.

In the private market, voluntary sellers often ask for a price that is more than what they expect to receive, and buyers routinely offer less than they are eventually willing to pay. Bargaining in this fashion is common in most Real Estate sales, however, when we acquire property for a project, we make one full, fair price offer. Unlike a private buyer, we do not make a low offer with the expectation that a counteroffer will then be made by the seller.

The enclosed brochure, "Acquiring Real Property for Federal and Federal-Aid Programs and Projects", will provide information about the right of way acquisition procedures and your rights.

A portion of your properties known as Government Lot Ninety-five (95), Section 30, Township 15 North, Range 1 West, Seward Meridian, being within the Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM the West 132 feet AND Lot Eighty-eight (88) of Section 30, Township 15 North, Range 1 West, S.M., located in the Anchorage Recording District, Third Judicial District, State of Alaska; EXCEPTING THEREFROM the subsurface estate and all rights, privileges, immunities and appurtenances of whatsoever nature, accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of December 18, 1971 (85 Stat. 688, 704; 43 U.S.C. 1601, 1613 (f) (1976), as reserved by the United States of America are needed to build this project.

Parcel No. 14

A fee acquisition, containing approximately 4.000 acres (approximately 174,240 square feet).

Parcel No. 15

A fee acquisition, containing approximately 1.372 acres (approximately 59,764 square feet).

This property has been appraised by a competent, professional, independent appraiser. Another professional appraiser reviewed that appraisal report for completeness, compliance with professional standards and accuracy. A copy of the appraisal is enclosed. Based on the Review Appraisers Determination, the Fair Market Value of your property to be acquired is \$502,600.00. This amount is now offered to you for the purchase of Parcel No. 14 and 15.

Summary

If everything appears to be in order, all documents to be executed are enclosed. A brief description of the documents and additional steps necessary to complete the transaction follow:

- Warranty Deeds. The Deeds will operate to convey your property referred to as Parcel No. 14 and Parcel No. 15 to the DOT&PF. Please sign the documents and have your signature notarized. Please note that if you are signing for a business, trust or partnership we will also need a copy of the resolution or by-laws that authorizes you to sign on it's behalf.

- Parcel Plats. The exact location and size of the areas to be acquired are shown on the attached Parcel Plats. To acknowledge the acquisition areas, please initial and date this document where indicated.
- Memorandum of Agreement. A Memorandum of Agreement is provided for your signature. This document expresses our agreement in writing regarding the purchase of the property. Please sign the document where indicated. Notarization is not required.
- Purchase Voucher. A Purchase Voucher is needed to order payment for the land and for the prorating of your real estate taxes. Please sign where indicated. Also, the Internal Revenue Service requires that we report sale proceeds. To help us with that obligation, please include a Social Security or Tax Identification Number on the Purchase Voucher where indicated.
- W-9 All sales proceeds must be reported to the Federal Government. Please fill out this document where indicated in order to facilitate payment and return to us.

All liens, mortgages and encumbrances on the property must be released before we can complete the transaction. Once an agreement is reached for the acquisition, you can expect to close the transaction and receive payment in 45 to 60 days. However, if title clearing is extremely complex it may take longer. Owners whose properties are free and clear of encumbrances can expect to close the transaction and receive payment sooner.

If I can provide additional information or if you have questions about this offer package, please call me at (907) 346-2433 or leave a message at our office. If you are out of the area, please call our toll free number from within Alaska 1-800-770-8577 or from the continental USA 1-888-769-8577. I can also be reached via e-mail at alan@trawverlandservices.com. I look forward to working with you to make this project a success for you, the Department and the public.

Sincerely,



Alan C. Trawver, SR/WA
Trawver Land Services

Enclosures: As stated



STATE OF ALASKA
DEPARTMENT OF
TRANSPORTATION
AND PUBLIC FACILITIES

**90-DAY
INFORMATIONAL
NOTICE**

PROJECT NAME: OLD GLENN HWY NORTH
EAGLE RIVER TO PETERS CREEK

STATE PROJECT #: 52515

FEDERAL-AID PROJECT #: MGS-STP-
0558(2)

PARCEL #(s): 14 & 15 RELO

Received by Occupant:

12/1/07
(Date)

Robert C. Phillips, Chairman, LBC
(Signature of Occupant)

Eagle River Congregation of Jehovah's Witnesses
ATTN: Bob Phillips
P.O. Box 672344
Chugiak, AK 99567

Dear Mr. Phillips:

The Department of Transportation and Public Facilities plans to award a contract for the construction of a section of highway that necessitates the acquisition of property that you now occupy.

The Uniform Relocation Assistance and Land Acquisition Policies Act of 1970, as amended, provides a comprehensive relocation assistance program for those that are displaced by Federally funded highway projects. Procedures have been established by the Department of Transportation and Public Facilities to provide you with the most efficient service to relocate and advise you relating to moving costs, supplemental payments and other benefits to which you may be entitled.

This letter is to advise you that you will not be required to move for at least ninety (90) days from the above date.

The Department, through its contractor Trawver Land Services, has located comparable temporary replacement locations for you to occupy while you construct your permanent replacement location. You will be given a written notice, at least 30 days prior to the day you will be required to vacate the property.

Should you have any questions concerning the Department's procedures, please contact me at 346-2433 or via E-mail tim@trawverlandservices.com.

Sincerely,

Timothy A. Trawver, SR/WA
Trawver Land Services

FATIC
1000704PH

CC

WARRANTY DEED

The Grantor, HIDDEN ASSETS, LLC., an Alaskan limited liability company, whose address is 2708 Havitur Way, Anchorage, AK 99504, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, do hereby convey and warrant unto the Grantee, DECLARATION OF TRUST OF EAGLE RIVER CONGREGATION OF JEHOVAH'S WITNESSES, whose address is 11232 Lower Sandy Circle, Eagle River, AK and to the assigns of the Grantee, the following described real property, to-wit: ★ 995 77

Lot 74 and 75 in Section 30, Township 15 North, Range 1 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT TO ALL reservations, easements, exceptions, restrictions, covenants, conditions and rights-of-way of record, if any.

SUBJECT TO Ordinance AO No. 2003-110, creating NC Monastery Water Special Assessment District 1386, and the terms and provisions therein, recorded September 17, 2003, as Instrument 2003-096420-0 and Ordinance AO No. 2003-111, creating NC Monastery Lateral Sanitary Sewer Special Assessment District 1387, and the terms and provisions therein, recorded September 19, 2003, as Instrument 2003-096421-0.

TOGETHER WITH, ALL AND SINGULAR, the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the premises, all and singular, together with the appurtenances and privileges thereto incident unto said Grantee, and to the assigns of the Grantee, FOREVER.

DATED 16 July 2007

GRANTOR:

HIDDEN ASSETS, LLC.

By: [Signature]
Linda Stowers, Member

STATE OF ALASKA)

) ss:

THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on July 16, 2007
by LINDA STOWERS, a member of HIDDEN ASSETS, LLC.



[Signature]
Notary Public in and for Alaska

My Commission expires: April 17, 2010

058

2007-065567-0

Recording Dist: 301 - Anchorage

10/17/2007 10:46 AM Pages: 1 of 1

File for Record at Request of:

First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **Eagle River Congregation of Jehovah's Witness**

Address: 11237 Lower Sunny Circle

Eagle River Ak 99577

File No.: ~~0201-1000503~~(DMH)

CO7-0286

QUIT CLAIM DEED

THE GRANTOR, **Hidden Assets, LLC**, whose address is **2708 Havitur Way, Anchorage Ak 99504**, for and in consideration of **Ten Dollars and No Cents**, conveys and quit claims to **Declaration of Trust of Eagle River Congregation of Jehovah's Witnesses**, whose address is **11232 Lower Sunny Circle, Eagle River Ak 99577**, the following described real estate, situated in the Recording District of **Anchorage, Third Judicial District, State of Alaska**:

Lot 137 in Section 30, Township 15 North, Range 1 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska.

together with all after acquired title of the Grantor(s) therein.

Dated: 16 Oct, 2007

Linda Stowers

STATE OF Alaska)
) ss:
Third Judicial District)

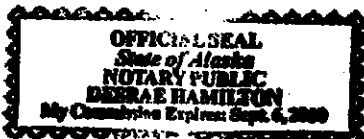
THIS INSTRUMENT IS BEING RECORDED
BY FIRST AMERICAN TITLE CO. OF AK. AS
AN ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EFFECT, IF ANY,
ON THE TITLE OF THE ESTATE HEREIN.

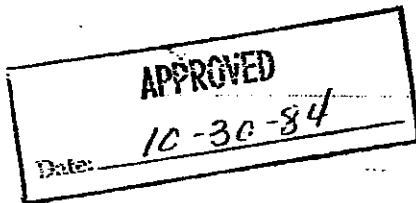
THIS IS TO CERTIFY that on this 16 day of October, 2007, before me the undersigned Notary Public, personally appeared **Linda Stowers**, known to me and to me known to be the **Member** of the limited liability company that executed the within instrument and known to me to be the person who executed the within instrument on behalf of **Hidden Assets LLC**, the limited liability company therein named and acknowledged to me that such limited liability company executed the same pursuant to Articles of Organization and Operating Agreement.

WITNESS my hand and official seal.

Notary Public in and for Alaska

My commission expires 9-6-10





Submitted by: Chairman of the Assembly
At the Request of
the Mayor

Prepared by: Department of Law
For Reading: October 16, 1984

Anchorage, Alaska
AO No. 84-218

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM U (UNRESTRICTED) TO R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR LOT 1, 2A, 2B, 3A, 3B, 4A, AND 4B, BLOCK 1, BIRCHWOOD SOUTH SUBDIVISION; LOTS 1 AND 2, CORINNE SUBDIVISION; LOT A AND B, MELINDA SUBDIVISION; LOTS 1 AND 2, STODILL SUBDIVISION; LOTS 1 AND 2, HAWDITT SUBDIVISION; LOTS 1 AND 2, ARMSTRONG-JOHNSON SUBDIVISION; LOTS 1 AND 2, LABRECQUE SUBDIVISION; LOTS 65A, 66A AND 66B, MARANTHA NORTH SUBDIVISION; LOTS 62A AND 62B, ATHANASIOS SUBDIVISION; LOTS 1, 2, 3, 4, 5, AND 6, VALLISKA SUBDIVISION; AND GOVERNMENT LOTS 56, 57, 58, 63 (EAST PORTION), 63 (WEST PORTION), 64 (NORTH PORTION), 64 (SOUTH PORTION), 71, 72 (EAST PORTION), 72 (WEST PORTION), 74, 75, 76A, 77A, 78A, 78B, 81, 82A, 83A, AND 84, SECTION 30, T15N, R1W, S.M., AS DEPICTED IN EXHIBIT A ATTACHED (EAGLE RIVER COMMUNITY COUNCIL)

THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. The zoning map be amended by designating the following described property as an R-7 (Intermediate Rural Residential District) with special limitations zone:

Lot 1, 2A, 2B, 3A, 3B, 4A, and 4B, Block 1, Birchwood South Subdivision; Lots 1 and 2, Corinne Subdivision; Lot A and B, Melinda Subdivision; Lots 1 and 2, Stodill Subdivision; Lots 1 and 2, Hawditt Subdivision; Lots 1 and 2, Armstrong-Johnson Subdivision; Lots 1 and 2, Labrecque Subdivision; Lots 65A, 66A and 66B, Marantha North Subdivision; Lots 62A and 62B, Athanasios Subdivision; Lots 1, 2, 3, 4, 5, and 6, Valliska Subdivision; and Government Lots 56, 57, 58, 63 (East Portion), 63 (West Portion), 64 (North Portion), 64 (South Portion), 71, 72 (East Portion), 72 (West Portion), 74, 75, 76A, 77A, 78A, 78B, 81, 82A, 83A, and 84, as depicted in Exhibit A attached.

SECTION 2. This zoning map amendment is subject to the following special limitations established in design standards for the property.

- A. Principal uses and structures shall be limited to a single-family or duplex per lot.

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 the Special Limitations set forth in this ordinance shall apply in the same manner as if the district classifications applied by this ordinance were not subject to special limitations.

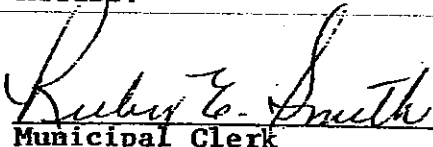
SECTION 4. The Director of Community Planning shall change the zoning map accordingly.

SECTION 5. This ordinance shall become effective ten days after passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this
30th day of October, 1984.


Chairman

ATTEST:

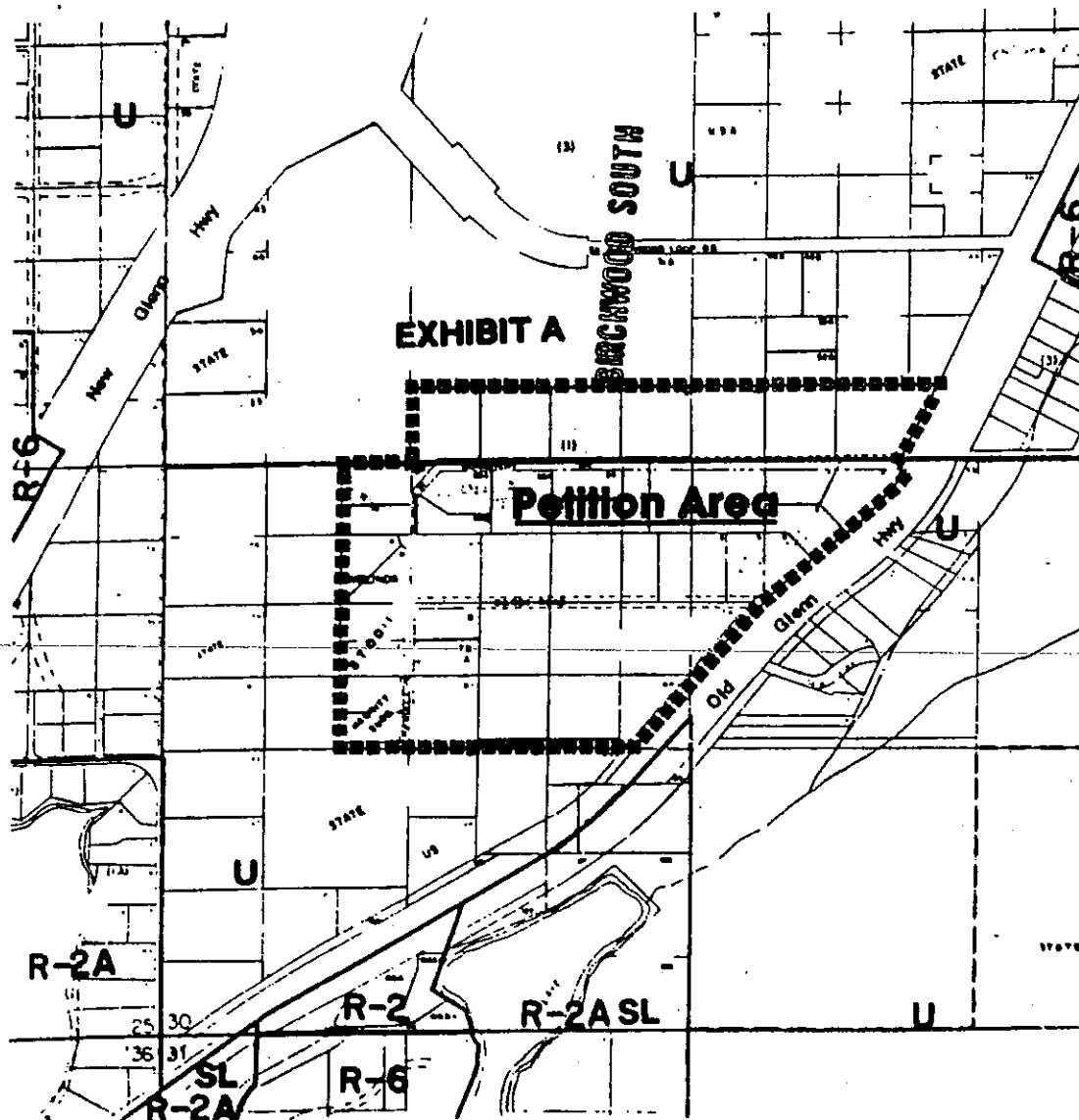

Municipal Clerk

(84-090)
(051-293-40 thru 42)
(051-294-25 thru 31)
(051-302-06)
(051-302-07)
(051-302-12 thru 14)
(051-302-50 thru 52)
(051-302-54)
(051-302-29 thru 32)
(051-302-27)
(051-302-24)
(051-302-25)
(051-302-42)
(051-302-43)
(051-302-55 thru 57)
(051-302-60 thru 63)
(051-302-44 thru 49)
(051-302-58)
(051-302-59)
(051-302-36 thru 41)

js12/nor4

84-090

REZONING



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 108-84

A RESOLUTION APPROVING THE REZONING FROM U (UNRESTRICTED DISTRICT) TO R-7 S.L. (INTERMEDIATE RURAL RESIDENTIAL DISTRICT - SPECIAL LIMITATION: DUPLEX MAXIMUM 40,000 SQUARE FOOT LOT) FOR APPROXIMATELY 74 ACRES OF T15N, R1W, SECTION 30, COMMENCING FROM THE SOUTH CORNER OF LOT 84, AND PROCEEDING ALONG THE SOUTH LOT LINE OF LOTS 84, 83A, 82A, 81 AND HAWDITT SUBDIVISION, LOT 1, THENCE ALONG THE WESTERLY LOT LINE OF HAWDITT SUBDIVISION, LOTS 1 AND 2, STODILL SUBDIVISION, LOTS 1 AND 2, MELINDA SUBDIVISION, LOTS A AND B, CORINNE SUBDIVISION, LOTS 1 AND 2, THENCE ALONG THE NORTH LOT LINE OF CORINNE SUBDIVISION, LOT 2, THENCE ALONG THE WESTERLY LOT LINE OF BIRCHWOOD SOUTH SUBDIVISION, BLOCK 1, LOT 1, THENCE ALONG THE NORTHERLY LOT LINE OF BIRCHWOOD SOUTH SUBDIVISION, BLOCK 1, LOTS 1, 2A, 2B, 3A, 3B, 4A AND 4B, AND LOTS 56, 57, AND 58, THENCE SOUTH ALONG THE EASTERLY LOT LINE WHICH BORDERS THE OLD GLENN HIGHWAY OF LOT 58, VALLISKA SUBDIVISION, LOTS 2, 3, AND 4, AND LOTS 74 AND 84: GENERALLY LOCATED WEST OF THE OLD GLENN HIGHWAY AND NORTH OF STEPHANIE BLVD.

WHEREAS, a request has been received from Daniel Kendall, et al, to rezone approximately 74 acres from U (Unrestricted District) to R-7 S.L. (Intermediate Rural Residential District - Special Limitation: Duplex Maximum 40,000 square foot Lot) for property generally located west of the Old Glenn Highway, north of Stephanie Boulevard and south of South Birchwood Loop Road; and

WHEREAS, the request was signed by 30 of the 50 homeowners in the subject petition site, representing a homogenous opinion; and

WHEREAS, the petitioners considered the advantages and disadvantages of R-6 versus R-7, and considered the special limitation of allowing Duplex-Family Structure to be constructed on a minimum lot size of 40,000 square feet; and

WHEREAS, this area is a candidate for higher residential and commercial densities, and also for areawide rezoning, and

WHEREAS, the public need has been demonstrated.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that the Commission recommend favorably to the Assembly on the above requested rezoning.

Resolution No. 108-84
Page Two

PASSED AND APPROVED by the Municipal Planning and
Zoning Commission this 16th day of July, 1984.

Bill Luria
Bill Luria
Secretary

Alicia Iden
Alicia Iden
Chairman

(84-090)

(051-293-40 thru 42
051-294-25 thru 31
051-302-06 thru 07
051-302-12 thru 14
051-302-50 thru 52
051-302-54
051-302-29 thru 32
051-302-2
051-302-24 thru 25
051-302-42 thru 43
051-302-55 thru 57
051-302-60 thru 63
051-302-44 thru 49
051-302-58 thru 59
051-302-36 thru 41)

ma3/pr3

would not be proper and postponement would be tantamount to denial.

COMMISSIONER WATSON supported the postponement noting that there are many non-conforming lots in the R-6 and less in the R-7, however the Commission could not consider that zone this evening. He felt that there was insufficient information to address either zone tonight and noted that more information will likely be available at the time of the areawide.

COMMISSIONER HENRY spoke against the postponement stating that the Municipality took the money of the petitioners and they were not told they would not be heard until the time of the areawide. He felt that more information was available now than would be at the time of the areawide by virtue of being able to consider this property separate and apart from other properties and therefore take a more in-depth look at the request.

COMMISSIONER MCKINNEY asked if there was any action which could be taken to resolve the fears of the community regarding multi-family development between now and the areawide hearings. MR. STIMSON stated that the area could be rezoned this evening and then re-evaluated at the time of the areawide, but he did not suggest doing so.

There was discussion of the plat and it was noted that any plat can go forward until the Assembly acts on the rezoning. The plat is set for hearing on 8/1/84.

COMMISSIONER MARSTON stated that apparently there are many unanswered questions and he would therefore support the postponement.

AYE: Jones, Iden, Watson, Finkler, Marston

NAY: Henry, Fisher, Burton, McKinney

PASSED

2. 84-090

Daniel Kendall, et al.
Rezone from Unrestricted to
R-7/SL duplex maximum per
lot. Generally located west

of the Old Glenn Hwy. and
north of Stephanie Blvd.

Staff presentation by MARY AUTOR. Staff is also recommending that this case be postponed to the areawide hearing dates or denied because it is not in conformance with the Comprehensive Plan and there is no public justification because the density would not make public sewer feasible. Staff feels that perhaps an R-6 zoning would be appropriate, but it not prepared to make a formal recommendation at this time.

The public hearing was opened.

DAN KENDALL, petitioner, stated that this is gradually sloping land which has developed with single family and duplex units, and one four-plex. There are good wells on the eastern portion of the site and poor wells on the western portion. He stated that a private water system has been considered but the owners of the good wells are not always willing to participate. There have been proposals to bring public water within three-quarters of a mile of this site and a petition has been made to the Municipality in the past for extension, but was denied for reasons of insufficient number of people. He felt that a zoning of R-7 would make water more feasible.

PAT LAMB, representing the petitioners, noted that 33 owners of the 50 parcels signed the petition in favor of this request. He noted that the covenants and restrictions for Valesca Subdivision allow duplexes (this is the largest subdivision in the area). He requested that the Commission not postpone their decision on this request.

MR. KENDALL noted that when these petitioners paid their fees they expected the Municipality to act on their request when it was scheduled for hearing. Wetlands 103 (Developabl) is 10 acres of the 75 acre petition site and he suggested limiting development there to clustering or some method by which some of the wetlands would be saved. He stated that his interpretation of the Comprehensive Plan was that all platting conform with the Plan until the time of rezoning. In response to the Staff's claim

of no public justification, he stated that this is what the public wants.

COMMISSIONER FISHER asked if studies had been conducted to determine the cost per lot for hook-up to public water. MR. KENDALL stated that the neighborhood has been trying to get water since 1980 and in 1980 the Municipality said it would cost \$50,000 per lot, but now there are more residents and the cost is probably reduced.

COMMISSIONER MARSTON asked if the church property on Monastery was all in one tract. MR. KENDALL stated that the church owns all the property and the two houses behind the church are private.

COMMISSIONER HENRY asked if there was any other method of providing water and sewer other than off-site utilities. MR. KENDALL stated that one gentleman in the area has a good producing well, but it is unavailable for a public system. It is easier to get city water.

COMMISSIONER HENRY asked if the church had on-site water. MR. KENDALL stated that they have adequate water with several wells on-site.

GALE ARMSTRONG stated that he wanted the option to build a duplex.

CLAYTON JOHNSON felt that this area was distinct and felt the Commission should deal with this rezoning issue this evening and not postpone. He stated that he wants duplexes because many people want to live in this area and this will provide more units.

GREGORY VANCE favored duplex construction and stated that the intent is close community living, not to divide and sell.

HAROLD PARKER, Lot 78B, favored R-6, not R-7 because he felt that children need space to live and play and he was leary of setting a precedent with this rezoning.

MIKE MOLLOY favored the petition stating that this is a distinctive neighborhood. There are existing duplexes and he wanted a zone which would allow them as a by-right

use. He wished to preserve the rural setting but also develop duplexes on 40,000 square foot lots.

ROBERT CLODFELLER supported R-7 zoning.

JOSEPH VALLIERES, owner of four lots, stated he had not been contacted concerning this petition. He has plenty of water and he stated that he has been approached by the church and would consider working out an agreement to provide water.

JAY ELLIOTT CHAMBERLAIN, real estate broker in the Eagle River area, plead for the general public at large that there be no postponement of this matter, but to meet the public's wishes to comply with the Comprehensive Plan by approving this rezoning request.

COMMISSIONER FISHER asked Staff if the questions regarding water would be resolved by the time of the areawide hearings. MR. STIMSON stated that the geo-book will be updated, but the water question is a policy decision to be made at a higher level. He was not sure more information would be available.

COMMISSIONER FISHER asked why Staff interpreted this as non-conforming with the Comprehensive Plan. MR. STIMSON stated that the Comprehensive Plan is due for updating within a year and is in fact being amended by the upcoming areawide and at that time all requests will be viewed on an areawide basis.

COMMISSIONER BURTON declared a possible conflict in that a client of his owns property to the north, west and south and a considerable amount bordering this property.

COMMISSIONER FISHER moved that Burton be directed to participate.

COMMISSIONER MCKINNEY seconded.

COMMISSIONER FISHER asked if he has discussed the ramifications of this rezoning with his client and COMMISSIONER BURTON stated he has not. She asked if he felt he could be unbiased and he stated he could. She asked if he would receive financial gain through either

approval or denial of this request and he did not feel he would.

COMMISSIONER MCKINNEY could see possible benefits to Mr. Burton's client, Eklutna, Inc., and felt there was an appearance of impropriety.

AYE: Jones, Henry, Fisher, Iden, Watson,
NAY: Finkler, Marston, McKinney
ABSTAIN: Burton

PASSED

There was a discussion with Staff of the way in which public water could increase potential trouble with private sewer systems because of increased water consumption and therefore increased sewage disposal.

COMMISSIONER MCKINNEY asked if there was any way in which the Municipality could reimburse these petitioners' filing fee. MR. STIMSON stated that it was only recently that the areawide hearing dates were set and the Staff had not been aware of those dates when the application was received and processed.

The public hearing was closed.

COMMISSIONER MARSTON moved approval of R-7/SL maximum duplex construction per lot.

COMMISSIONER FISHER seconded.

COMMISSIONER MARSTON stated that this is a very homogeneous area and the residents understand the difference between R-6 and R-7. The area is being threatened by the R-5 and business on the Glenn Highway and needs zoning to protect it from incompatible development. He felt the Commission should respond to the public need.

COMMISSIONER BURTON sympathized with the petitioner, but cited 21.05.103 which states that until initiation of the aerawide, no zoning petition may be approved which is not in strict conformance with the residential intensity map of the Comprehensive Plan. This area is designated for

one dwelling unit per acre. He felt the Commission's hands were tied.

COMMISSIONER HENRY noted that the section Mr. Burton was quoting specifically applied to the Eagle River/Chugiak area.

COMMISSIONER MARSTON noted that there are six State-owned parcels within this petition site which will reduce the actual density of this proposal.

AYE: Jones, Henry, Fisher, Burton, Iden, Watson, Marston

NAY: Finkler, McKinney

PASSED

3. 84-083

Rudolph M. Arrington.
Rezone from U to I-1.
Generally located east of
Dawn Lane and south of
Jesse Lee Drive.

Staff presentation by JOE STIMSON. The areawide for this property would be held later this fall and Staff did not feel they could recommend such a long postponement. The petitioner operates a refuse collection service. This parcel is accessed only by Homestead Drive which is residentially developed. Staff is concerned with the location of this business in the middle of a single family residential area as an industrial zone could eventually have negative effects on surrounding residential uses.

The public hearing was opened.

RUDOLPH ARRINGTON, SR., petitioner, stated that he was making this petition to protect his business. He has been in this location for eight years and wishes to maintain the use. He could not foresee the amount of outdoor storage he may need in the future, but did not expect it to grow exponentially. He stated that this is not a junkyard and it is a needed business. He has grandfather rights on the entire 10 acre parcel. He



Municipality of Anchorage

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

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

Mayor Mark Begich

Planning Department

December 27, 2007

Daniel Bolles
Field Tech
P.O. Box 220042
Anchorage, Alaska 99522

RE: R-7 Special Limitation Zoning Lots 74 & 75, Section 30 T15N, R1W, SM
Grid NW 654.

Dear Mr. Bolles;

Thank you for your inquiry about the effect of the special limitation zoning on the properties referenced above and subsequent regulation changes pertaining to churches. You also reference lot 137 Section 30, T15N, R1W, SM. This lot is not included in the special limitations of A.O. 84-218 and is therefore not included in this determination.

The intent of A.O. 84-218 was to set out two distinct permitted principal uses for the areas identified in the ordinance. Those permitted principal uses and structures were limited to a single family or duplex per lot. The ordinance did not amend the accessory or conditional uses allowed in the district at that time. In fact the ordinance specifically provided that;

"All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by the Special Limitations set forth in this ordinance shall apply in the same manner as if the district classifications applied by this ordinance were not subject to special limitations."

At the time this ordinance was enacted churches were allowed by conditional in the R-7 district and this ordinance did not prohibit them.

In 1986 the Assembly passed A.O. 86-90. The amendment changed churches in residential districts from conditional uses to permitted principal uses and structures. The amendment brought churches under the special limitation restrictions on the lots in question allowing only single family or duplexes. Since churches are listed as a permitted principal use or structure in the R-7 district the special limitations of A.O. 84-218 prohibit them.

Churches existing prior to the enactment of A.O. 86-90 would be nonconforming and would be subject to the provisions of AMC 21.55. Nonconforming Uses.

In order for a church to be allowed on the subject properties the special limitation zoning will need to be amended or removed. For re-zoning information please contact the Zoning and Platting Division at 343-7943. If I can be of further assistance please feel free to contact me at 343-8305.

Sincerely,

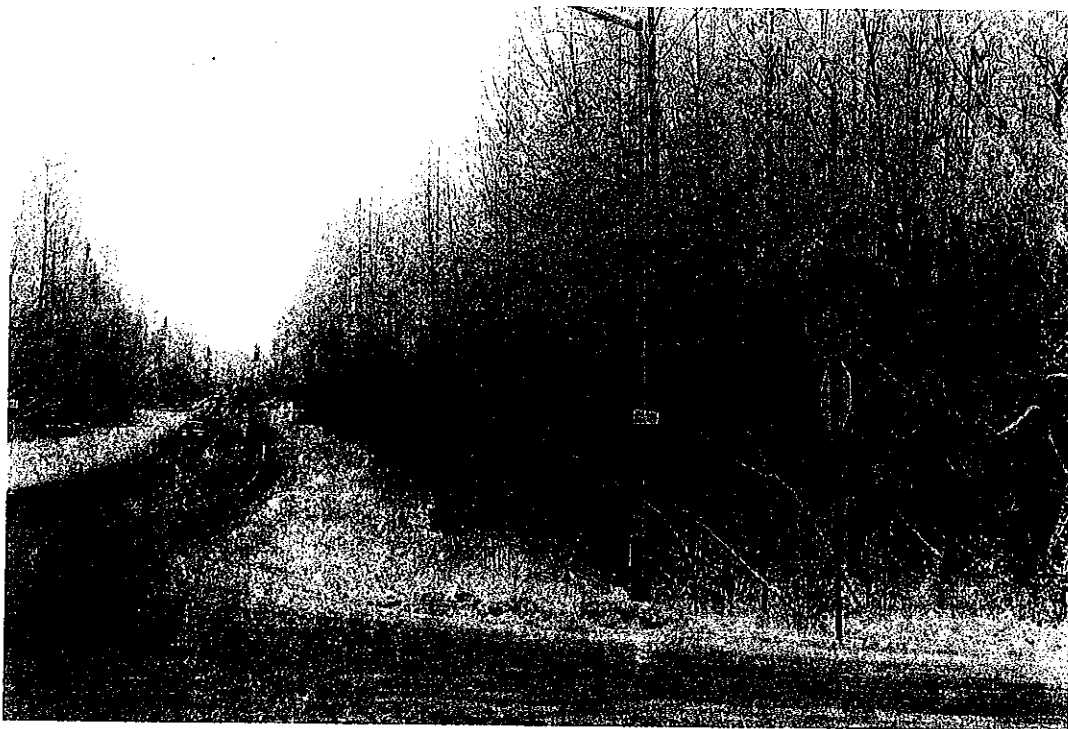


Brian Dean
Land Use Division Manager
Municipality Of Anchorage

cc: Jerry T. Weaver Jr., Zoning Division Administrator, Planning Department
Deb Agler, Zoning Plan Review, Development Services Department

DARBY RD.

OLD GLENN HWY.



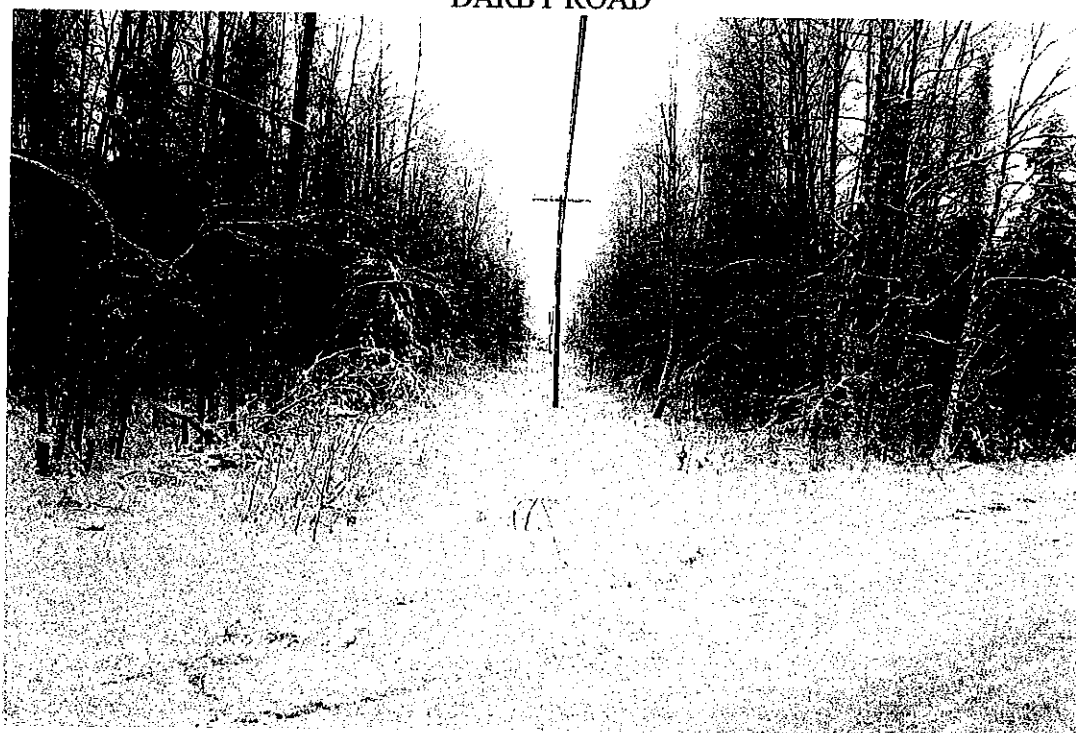
N.E. CORNER FACING SOUTH
OLD GLENN AND DARBY



EAST BOUNDARY, FACING NORTH
OLD GLENN HWY.



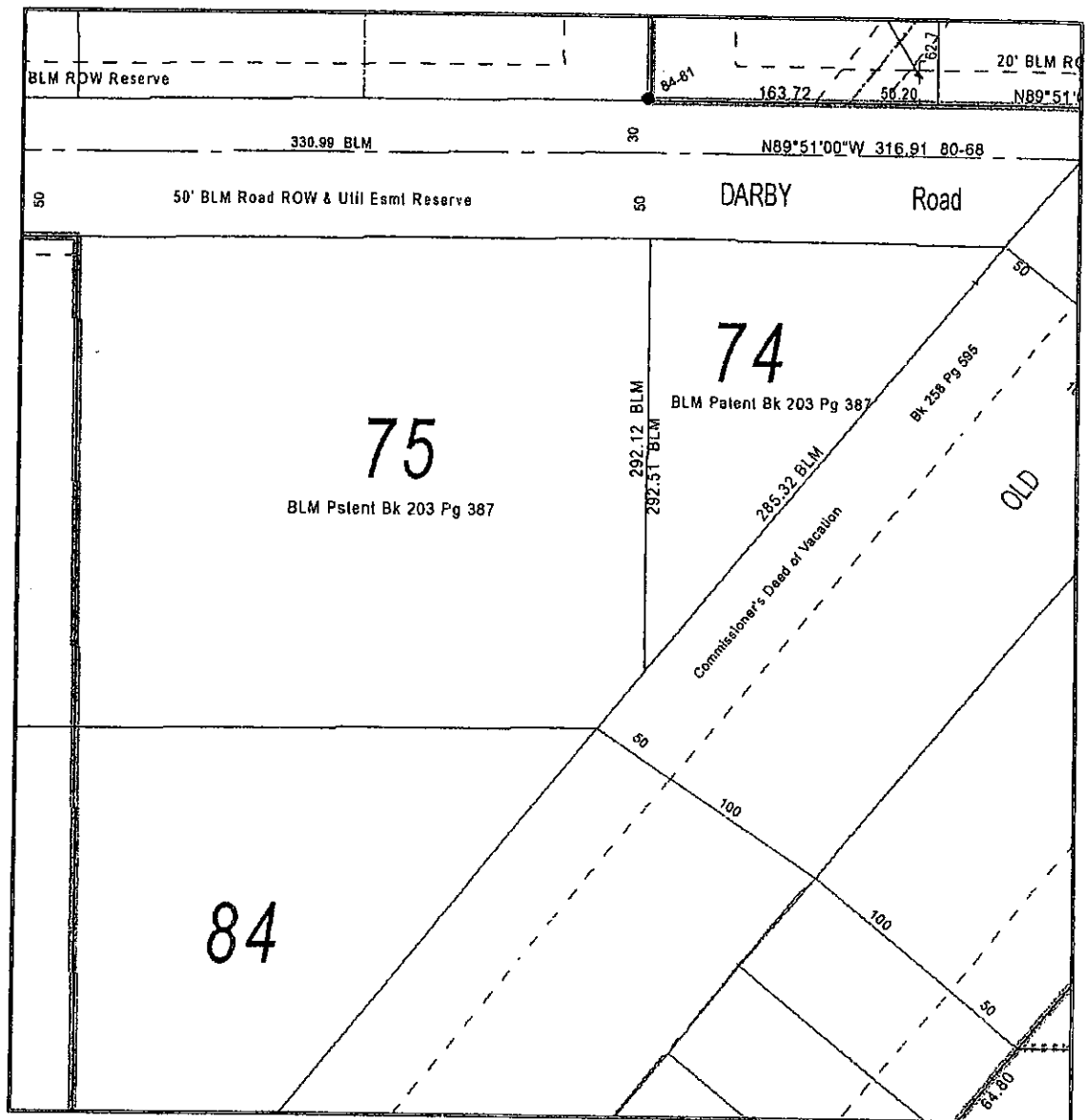
NORTH BOUNDARY, FACING EAST
DARBY ROAD

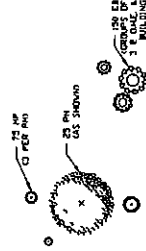


UTILITY LINE EASEMENT
FACING S.W.

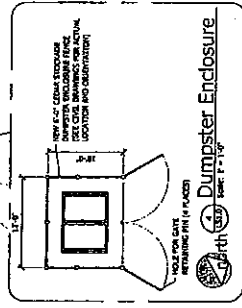
ATTACHMENT A

**S-11641-1 Kingdom Hall Subdivision
Detail from 100 Scale Grid Map NW 0064**

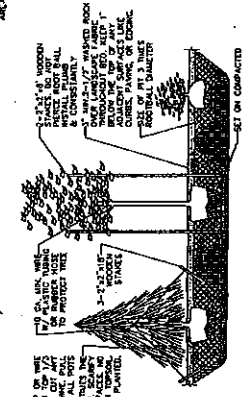




② Typical Planting Groups
 (Unit) Spacing = 7' x 6'



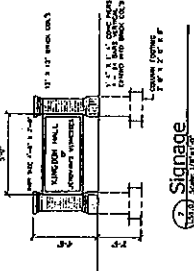
Earth **USA** **4** **Dumpster Enclosure**
Scale: 1" = 10'



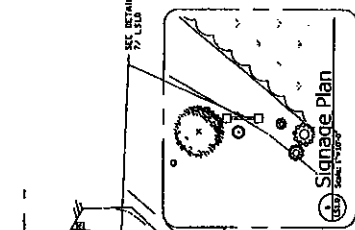
3
131.0
Typical Planting Detail
Scale: N.T.S.

[illegible]

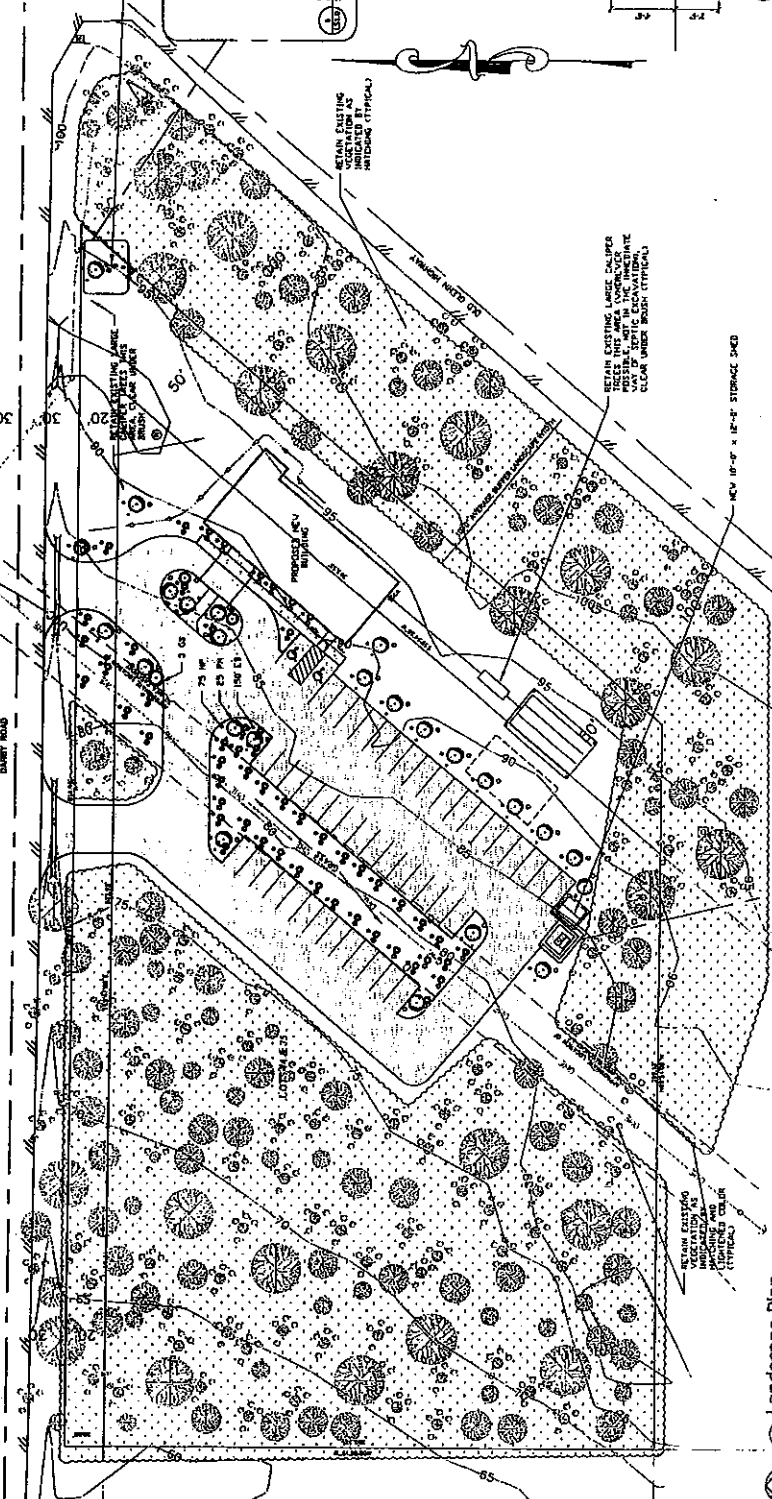
NOTES



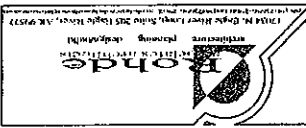
⑦ Signage



Signage Plan



CONCEPT



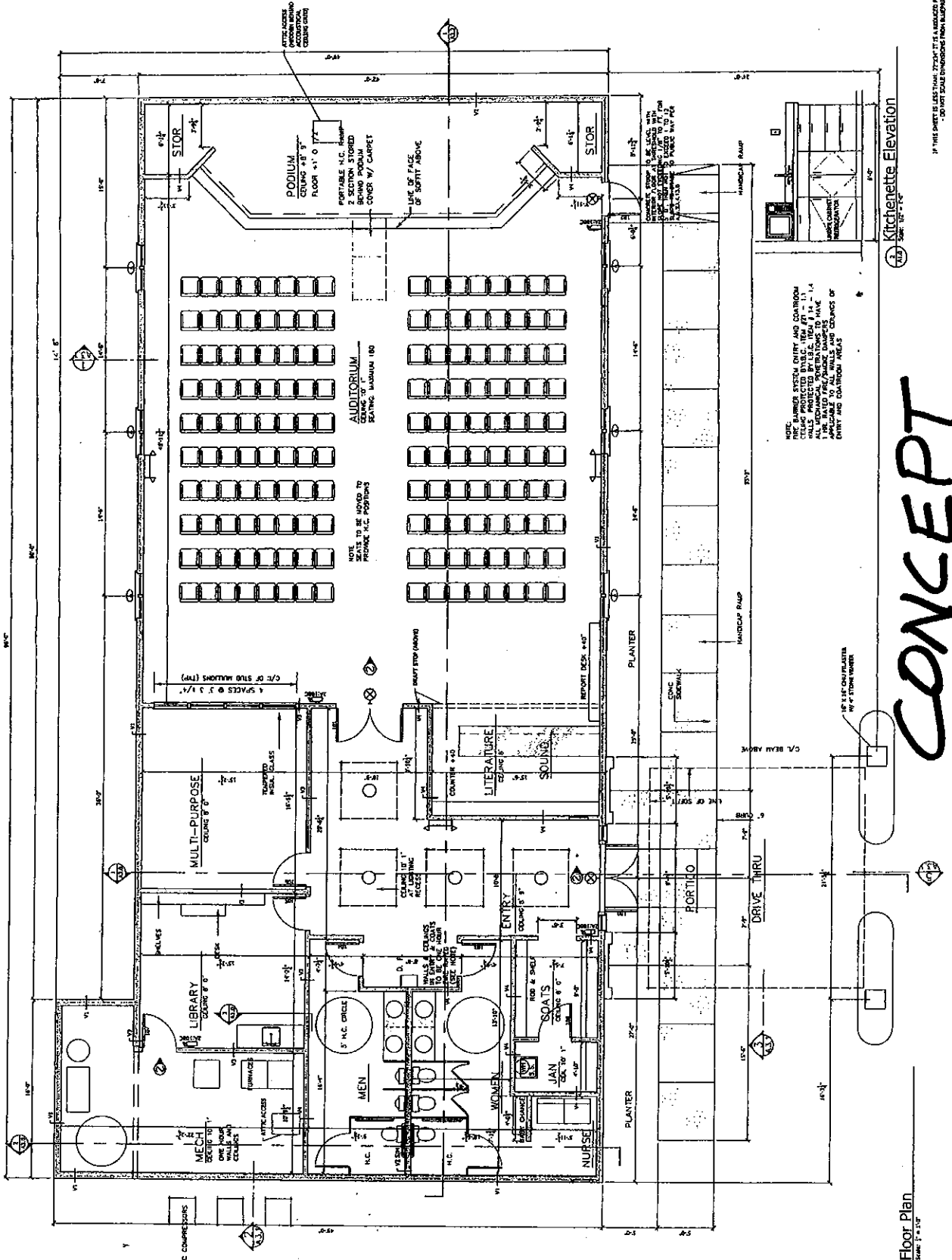
Eagle River Kingdom Hall
12000 Old Glenn Highway
Eagle River, Alaska

REV.	DESCRIPTION	DATE

PROJECT NO.	12000
DATE	12/2007
DESIGNED BY	

SHEET TITLE	FLOOR PLAN

SCALE	1/8" = 1'-0"



Kitchenette Elevation

CONCEPT

Floor Plan

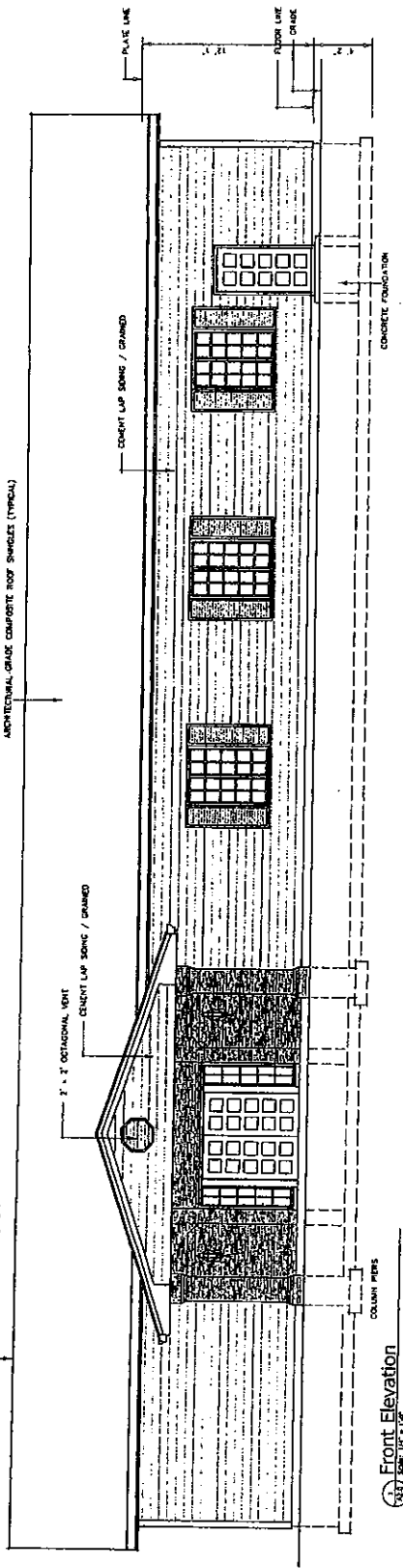


Ronde
ARCHITECTURAL DESIGN
12000 Old Glenn Highway
Eagle River, Alaska 99577
Tel: (907) 555-1234
Fax: (907) 555-5678
ronde@rondealaska.com
www.rondealaska.com

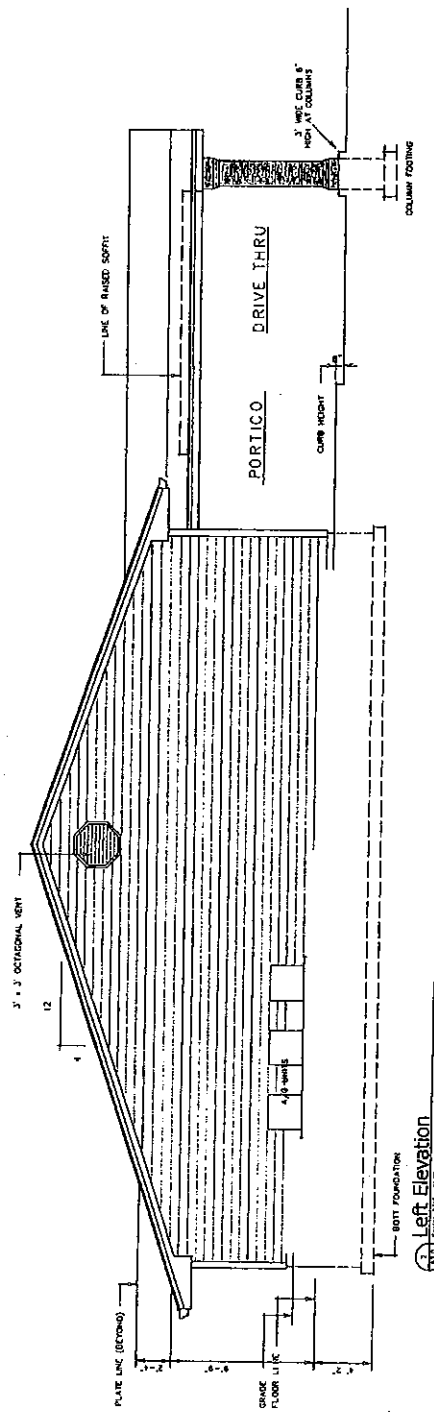
Eagle River Kingdom Hall

12000 Old Glenn Highway
Eagle River, Alaska

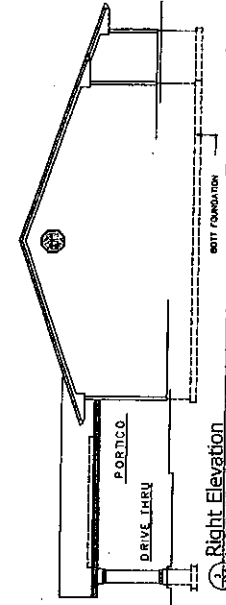
NO.	DESCRIPTION	DATE
1	FOUNDATION	12/15/2017
2	FRONT ELEVATION	12/15/2017
3	LEFT ELEVATION	12/15/2017
4	RIGHT ELEVATION	12/15/2017
5	REAR ELEVATION	12/15/2017
6	SECTION	12/15/2017
7	DETAIL	12/15/2017
8	PLAN	12/15/2017
9	ROOF	12/15/2017
10	INTERIOR	12/15/2017
11	MECHANICAL	12/15/2017
12	ELECTRICAL	12/15/2017
13	PLUMBING	12/15/2017
14	HAZARDOUS WASTE	12/15/2017
15	ASBESTOS	12/15/2017
16	LEAD	12/15/2017
17	PCB	12/15/2017
18	OTHER	12/15/2017
19	OTHER	12/15/2017
20	OTHER	12/15/2017



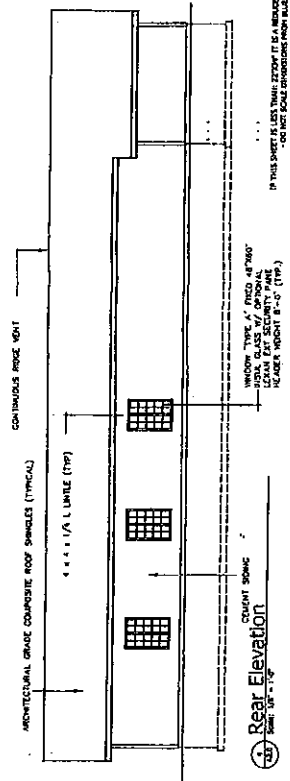
1. Front Elevation
Scale: 1/8\"/>



2. Left Elevation
Scale: 1/8\"/>



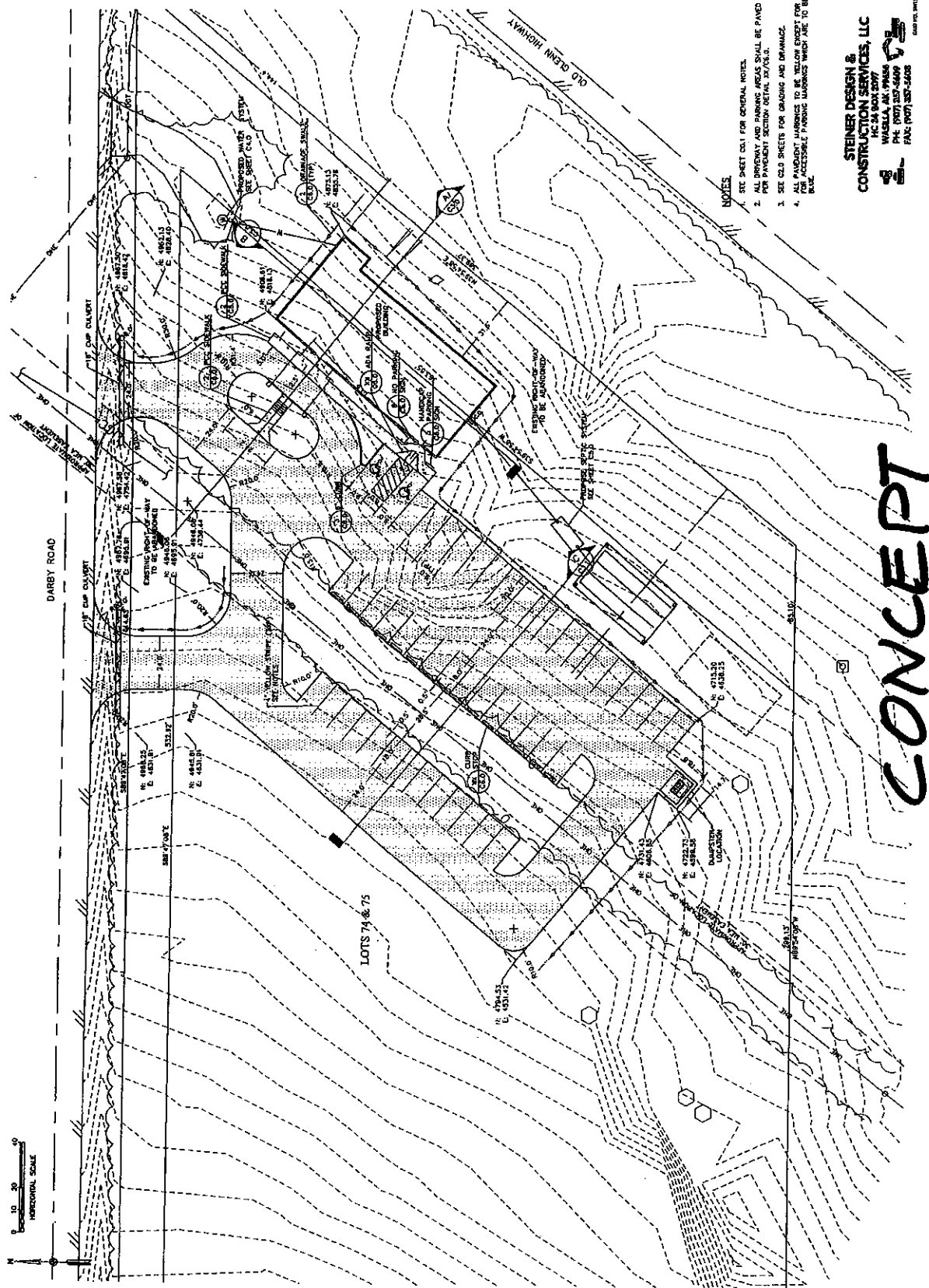
3. Right Elevation
Scale: 1/8\"/>



4. Rear Elevation
Scale: 1/8\"/>

CONCEPT

IF THIS SHEET IS LOST THEN REWORK IT AS A MISLEAD POINT
DO NOT SCALE CONDITIONS FROM ALPHAS



CONCEPT

**STEINER DESIGN &
CONSTRUCTION SERVICES, LLC**



HC 34 BOX 2097
WASILLA, AK 99654
PH: (907) 557-5409
FAX: (907) 557-5408

CARDIAC RISK

4

POSTING

AFFIDAVIT



RECEIVED

FEB 19 2008

PLANNING DEPARTMENT

AFFIDAVIT OF POSTING

(P81C)
CASE NUMBER: 2008-041

I, Robert C. Phillips 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 54 Refene. The notice was posted on 2-16-08 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 16th day of February, 2008

Robert C. Phillips, LBC, Chairman
Signature

LEGAL DESCRIPTION

Tract or Lot 74, 75 & 137

Block _____

Subdivision Sec 30, T15N, R14W, SM.

March 1st

**HISTORICAL
INFORMATION**



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, ALASKA
REGULATORY DIVISION
P.O. BOX 6898
ELMENDORF AFB, ALASKA 99506-0898

JAN 18 2008

Regulatory Division
POA-2007-1444-8

Mr. Benjamin Schiller
5554 Chilkoot Court #2
Anchorage, Alaska 99504

S-11641-1

Dear Mr. Schiller:

This letter responds to your request, on behalf of your client, regarding the proposed construction of the Eagle River Kingdom Hall project. The project site is located within Section 30, T. 15 N., R. 1W., Seward Meridian; USGS Quad Map B-7; Latitude 61.3592°N., Longitude 149.5252°W.; BLM Lots 74 and 75; 12000 Old Glenn Highway, at the southwest corner of the Old Glenn Highway and Darby Road; in Eagle River, Alaska. It has been assigned number POA-2007-1444-8, which should be referred to in all correspondence with us.

Based on our review of the information you provided and information available to our office, we have determined that the proposed construction area does not contain waters of the United States (U.S.), including wetlands, under Corps regulatory jurisdiction. Therefore, a DA permit is not required provided that the proposed development does not encroach on adjacent wetlands. Please contact us if you decide to alter the method, scope, or location of your proposed activity.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

This approved jurisdictional determination is valid for a period of five (5) years from the date of this letter, unless new information supporting a revision is provided to us before the expiration date. Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

You may contact me via email at ryan.h.winn@usace.army.mil, by mail at the address above, by phone at (907) 753-2745, or toll free from within Alaska at (800) 478-2712, if you have questions. For additional information about our Regulatory Program, visit our web site at www.poa.usace.army.mil/reg.

Sincerely,

Ryan Winn
Project Manager

Enclosures



Municipality of Anchorage

P.O. Box 196650 * Anchorage, Alaska 99519-6650 * Telephone: (907) 343-7900
Physical Address: 4700 Elmore Road * Anchorage, Alaska 99507 * www.muni.org/planning

Mayor Mark Begich

Planning Department

January 18, 2008

Eagle River Congregation of Jehovahs Witnesses
Declaration of Trust
PO Box 672344
Eagle River, AK ~~99567~~ 99577

Dear Applicant:

On Wednesday, January 16, 2008, the Platting Authority acted on your petition S11641-1, Kingdom Hall Subdivision.

The petition was APPROVED.

Special Conditions, in addition to those of Title 21, attached by the Platting Authority are on the enclosed Summary of action. If you have any questions on these conditions or changes, please call our office at 343-7942.

PRELIMINARY APPROVAL IS VALID ONLY FOR 18 MONTHS or as otherwise stated in the Summary of Action. Within that time, you must accomplish the following to finalize your request:

1. Negotiate a subdivision agreement with the Department of Public Works, if required.
2. Meet the conditions specified by the Platting Authority which are included in the attached Summary of Action in addition to those of Title 21 of the AMC.
3. Comply with all applicable provisions of the Municipal Land Subdivision Regulations.
4. In the case of subdivision, submit to the Department of Planning a properly executed final plat ready for filing.

Any individual may have appeal rights relating to any action the Platting Board takes. Appeal of this decision or any of the conditions is governed by AMC 21.11.304. The decision of the Board at the scheduled public hearing shall become final seven (7) calendar days after the date the decision is made on the record, unless a written request is submitted to the Planning Department prior to the expiration of the seventh day to prepare a written decision based upon the record made at the hearing and the request is accompanied by a written notice of intent to appeal.

Adoption of the written decision by the Platting Board becomes the final appealable decision. Within twenty (20) days of the final appealable decision, an interested party must file with the Municipal Clerk either: a) a written motion alleging new evidence or changed circumstances per AMC 21.11.503, or b) an appeal of the Board's final appealable decision per AMC 21.30.

An excerpt from applicable sections of AMC 21.11.304 is attached on page 2 of this letter. To access the Municipal Code visit the Municipal web site at: <http://www.muni.org/Zoning/index.cfm>.

Sincerely,

DEPARTMENT OF PLANNING
Zoning and Platting Section

cc: Robert Phillips
PO Box 672344
Eagle River, AK 99567

088

AMC 21.11.304 Decision

B. The findings of fact and decision of the board at the scheduled hearing shall become final seven (7) calendar days after the date the decision is made on the record, unless:

1. Prior to the expiration of the seventh day, a written request is received by the secretary to:

a. Prepare a written decision based upon the record made at the hearing; and

b. The request is accompanied by a written notice of intent to appeal.

C. If a written request is received within seven (7) calendar days of the board's decision on the record, the secretary shall prepare proposed written findings of fact and decision to submit to the board at its next regularly scheduled meeting, or as soon thereafter as feasible.

D. Board review of the written findings of fact and decision shall have priority over regular agenda items, and shall be approved, as amended by the board if necessary, and become the final appealable decision of the board.

E. Within twenty (20) days of the approval of the final appealable decision pursuant to subsection D. above, an applicant or other interested person must file with the municipal clerk either:

1. A written motion alleging new evidence or changed circumstances, pursuant to section 21.11.503; or

2. An appeal of the board's final appealable decision, pursuant to municipal code chapter 21.30.

11. Resolving the Code Enforcement case 2004-02893 for Illegal Fill/Excavation without permit with Code Abatement, Building Safety Division.

12. Placing the following notes on the plat:

- a. "Direct vehicular access from Tract 2 to Short Street or to Lakewood Court is prohibited."
- b. "Vehicular access to the Old Seward Highway from Tract 1 shall be approved and permitted by the Alaska Department of Transportation and Public Facilities (ADOT/PF)."
- c. "Direct vehicular access from Tract 1 to Abbott Road is prohibited."
- d. "The development on this property shall be in conformance with the approved Business Planned Unit Development site plan as required by AO 2005-066"

13. Resolving the need to carry over Note 1 from Plat 83-419 regarding the intent for the use of proposed Tract 2 with the Planning Department.

b. **S-11544-2 Smithson Subdivision**

Denial of the petitioner's request for a variance from AMC 21.80.010 (Dedication - Street) and AMC 21.85 Table B (Urban Commercial Street - Minimum Standards).

Denial of the plat.

* c. **S-11641-1 Kingdom Hall Subdivision**

Resolution 2008-002

- A. Approval of the request to vacate the following subject to the non-objection of all affected utilities and to recording a final plat within 18 months:

1. The west 50 feet of the Old Glenn Highway right-of-way adjoining the east boundary of proposed Lot 75A.
 2. The south 20 feet of the 50-foot BLM easement along the north boundary of BLM Lot 75A.
- B. Approval of the plat for 18 months subject to:
1. Resolving utility easements.
 2. Showing the wetland boundaries as updated by HDR and AWWU on the final plat.
 3. Placing the following notes on the plat:
 - a. "This property is impacted by Type 'C' wetlands as defined in the Anchorage Wetlands Management Plan (AO 95-129) and development of this property shall be in conformance with a general permit approved and issued by the Municipal Planning Department."
 - b. "Vehicular access to the Old Glenn Highway from Lot 75A shall be approved and permitted by the Alaska Department of Transportation and Public Facilities (ADOT/PF)."
 - c. "Public water and sanitary sewer are not available to the property. Development of Lot 75A will require approval of on-site utilities from the Municipal On-Site Water and Wastewater Services for single-family residential uses or from the Alaska Department of Conservation for all other uses."

[Staff Report](#) | [View Case Comments](#) | [Submit Comments](#)**PLANNING & ZONING COMMISSION**

Hearing Date: Monday, Mar 10, 2008 *

Case Number: **2008-041**

Petitioner: Eagle River Congregation of Jehovahs Witnesses
11232 Lower Sunny Circle
Eagle River, AK 99577
E-Mail: bgphillips@gci.net
Day Phone: 9076883138

Representative:

Daniel Bolles
PO Box 220042
Anchorage, AK 995220000
E-Mail: dnbolles@hotmail.com
Day Phone: 9079520244

Application Date:

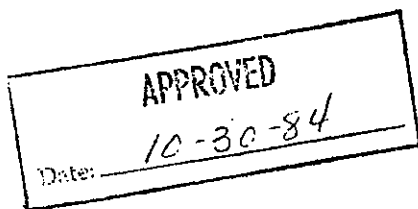
Request: Rezoning to R-7SL Intermediate rural residential district with special limitations

Site Address: 19212 DARBY RD

Detail: A request to rezone approximately 4.8 acres from R-7SL (Intermediate rural residential with special limitations) to R-7 SL (Intermediate rural residential with special limitations). Lots 74, 75 & 137, Section 30, T15N, R1W, S.M., Alaska

Legal Desc.: R-7SL Intermediate rural residential district with special limitations

* Community Council review comments are due to the Planning Department 10 days prior to the public hearing date if they want them included in the Board or Commission packet.



Submitted by: Chairman of the Assembly
At the Request of
the Mayor
Prepared by: Department of Law
For Reading: October 16, 1984

Anchorage, Alaska
AO No. 84- 218

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM U (UNRESTRICTED) TO R-7 (INTERMEDIATE RURAL RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR LOT 1, 2A, 2B, 3A, 3B, 4A, AND 4B, BLOCK 1, BIRCHWOOD SOUTH SUBDIVISION; LOTS 1 AND 2, CORINNE SUBDIVISION; LOT A AND B, MELINDA SUBDIVISION; LOTS 1 AND 2, STODILL SUBDIVISION; LOTS 1 AND 2, HAWDITT SUBDIVISION; LOTS 1 AND 2, ARMSTRONG-JOHNSON SUBDIVISION; LOTS 1 AND 2, LABRECQUE SUBDIVISION; LOTS 65A, 66A AND 66B, MARANTHA NORTH SUBDIVISION; LOTS 62A AND 62B, ATHANASIOS SUBDIVISION; LOTS 1, 2, 3, 4, 5, AND 6, VALLISKA SUBDIVISION; AND GOVERNMENT LOTS 56, 57, 58, 63 (EAST PORTION), 63 (WEST PORTION), 64 (NORTH PORTION), 64 (SOUTH PORTION), 71, 72 (EAST PORTION), 72 (WEST PORTION), 74, 75, 76A, 77A, 78A, 78B, 81, 82A, 83A, AND 84, SECTION 30, T15N, R1W, S.M., AS DEPICTED IN EXHIBIT A ATTACHED (EAGLE RIVER COMMUNITY COUNCIL)

THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. The zoning map be amended by designating the following described property as an R-7 (Intermediate Rural Residential District) with special limitations zone:

Lot 1, 2A, 2B, 3A, 3B, 4A, and 4B, Block 1, Birchwood South Subdivision; Lots 1 and 2, Corinne Subdivision; Lot A and B, Melinda Subdivision; Lots 1 and 2, Stodill Subdivision; Lots 1 and 2, Hawditt Subdivision; Lots 1 and 2, Armstrong-Johnson Subdivision; Lots 1 and 2, Labrecque Subdivision; Lots 65A, 66A and 66B, Marantha North Subdivision; Lots 62A and 62B, Athanasios Subdivision; Lots 1, 2, 3, 4, 5, and 6, Valliska Subdivision; and Government Lots 56, 57, 58, 63 (East Portion), 63 (West Portion), 64 (North Portion), 64 (South Portion), 71, 72 (East Portion), 72 (West Portion), 74, 75, 76A, 77A, 78A, 78B, 81, 82A, 83A, and 84, as depicted in Exhibit A attached.

SECTION 2. This zoning map amendment is subject to the following special limitations established in design standards for the property.

- A. Principal uses and structures shall be limited to a single-family or duplex per lot.


Ordinance
Page Two

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 the Special Limitations set forth in this ordinance shall apply in the same manner as if the district classifications applied by this ordinance were not subject to special limitations.

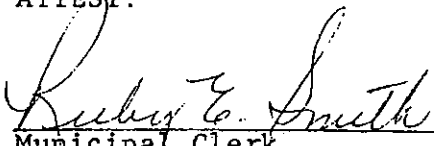
SECTION 4. The Director of Community Planning shall change the zoning map accordingly.

SECTION 5. This ordinance shall become effective ten days after passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this
30th day of October, 1984.


Chairman

ATTEST:


Municipal Clerk

(84-090)
(051-293-40 thru 42)
(051-294-25 thru 31)
(051-302-06)
(051-302-07)
(051-302-12 thru 14)
(051-302-50 thru 52)
(051-302-54)
(051-302-29 thru 32)
(051-302-27)
(051-302-24)
(051-302-25)
(051-302-42)
(051-302-43)
(051-302-55 thru 57)
(051-302-60 thru 63)
(051-302-44 thru 49)
(051-302-58)
(051-302-59)
(051-302-36 thru 41)

js12/nor4

TITLE 21 OF THE ANCHORAGE MUNICIPAL CODE

"LAND USE REGULATION"

(EFFECTIVE APRIL 1, 1984)



Municipality of Anchorage
Tony Knowles, Mayor

F. Minimum lot requirements:

1. Except as provided in 2 of this subsection a lot shall have the following minimum area and width:

	Use	Minimum Requirements*		
		Lot Area	Lot Width	
		(sq. ft)**	Acres	(ft.)
a.	Single-family dwellings	54,450	1¼	150
b.	Two-family dwellings	108,900	2½	200
c.	3-family dwellings	163,350	3¾	250
d.	4-family dwellings	217,800	5	300
e.	5 or more families	261,360 plus one acre (43,560 sq. ft.) for each dwelling unit in excess of 5.	6	350

* Includes ½ of the area of abutting dedicated right-of-way.

** Individual lot square footage may vary up to 1%.

2. In a cluster housing development conforming to Section 21.45.190, a lot that is not part of the common area shall have a minimum area and width in accordance with that section.

G. Minimum yard requirements:

1. front yard: 50 ft.
2. side yard: 25 ft.
3. rear yard: 50 ft.

* See the supplementary district regulations for additional setback requirements.

- H. Maximum lot coverage by all buildings: 30%, provided that a cluster housing development under Section 21.45.190 shall conform to the maximum lot coverage requirements of that section.

- I. Maximum Height of structures: unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

- J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of supplementary district regulations.

- K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, as specified in Section 21.45.080.

- L. Loading. Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

- M. Ground cover. All areas not devoted to buildings, structures, drives, walks or off-street parking facilities or other authorized installations shall be covered with one or more of the following: lawn grass, shrubbery, trees or other suitable ground cover materials. (Adapted from GAAB 21.05.050G, am AO 80-27, AO 81-67S, AO 82-54).

21.40.090 R-7 — Intermediate Rural Residential District.

The following statement of intent and use regulations shall apply in the R-7 district:

- A. The R-7 district is designed to encourage low-density residential development, and is intended for those land areas where large lot development is desirable as an adjunct to the more typical urban and suburban residential zoning districts.

B. Permitted principal uses and structures:

1. single-family, two-family and multiple-family dwellings. (Only a single principal structure may be allowed on any lot or tract);
2. public, private and parochial academic elementary schools;
3. high schools with primarily academic curricula, provided that principal access to such schools shall be directly from a street of Class I or greater designation upon the Official Streets and Highways Plan;
4. parks, playgrounds, playfields, public buildings and uses in keeping with the character and requirements of the district;
5. family residential care.

C. Permitted accessory uses and structures:

1. home occupation, subject to provisions of the supplementary district regulations;
2. noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, private barbecue pits;
3. private garages;
4. the outdoor harboring or keeping of dogs.

animals and fowl in a manner consistent with the requirements of all Titles in this Code. Paddocks, stables or similar structures or enclosures which are utilized for keeping of animals other than dogs shall be at least 25 feet from any lot line;

5. family care;

6. private storage in yards of equipment including trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least 25 feet from any property line.

D. Conditional Uses. Subject to the requirements of the Conditional Use standards and procedures of this Title, the following uses may be permitted:

1. airstrips and heliports, if adequate approach and noise buffer areas are provided;
2. utilities substations;
3. churches and synagogues, along with the customary accessory uses, including parsonages, day care and meeting rooms;
4. Planned Unit Development;
5. natural resource extractions on tracts of not less than five acres;
6. commercial greenhouses and tree nurseries;
7. privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval;
8. quasi-institutional houses;
9. day care, 30 children or less.

E. Prohibited uses and structures:

1. any use or structure not of a character indicated under permitted uses and structures or permitted as a Conditional Use;
2. storage in connection with trade, service or manufacturing activities;
3. storage or use of mobile homes or quonset huts;
4. any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, humidity, heat or glare at or beyond

any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements:

1. Except as provided in 2 of this subsection a lot shall have the following minimum area and width:

Use	Minimum Requirements	
	Lot Area (sq.ft.)	Lot Width (ft.)
Single-family dwelling	20,000	120
	plus an additional 20,000 sq. ft. for each dwelling unit in excess of 1.	

2. In a cluster housing development conforming to Section 21.45.190, a lot that is not part of the common area shall have a minimum area and width in accordance with that section.

G. Minimum yard requirements:

1. front yard: 25 feet
2. side yard: 10 feet
3. rear yard: 20 feet

*See supplementary district regulations for additional setback requirements.

- H. Maximum lot coverage by all buildings: 30%, provided that a cluster housing development under Section 21.45.190 shall conform to the maximum lot coverage requirements of that section.

- I. Maximum height of structure. Except as otherwise provided in this Title, no building or structure shall exceed 35 feet in height.

- J. Signs. Signs may be allowed in connection with any permitted use, subject to the provision of the supplementary district regulations.

- K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, as specified in Section 21.45.080.

- L. Loading. Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations. (Adapted from GAAB 21.05.050H, am AO 80-27, AO 81-61S, AO 82-54).

FORMER LOCATION
OF THE
EAGLE RIVER CONGREGATION OF
JEHOVAH'S WITNESSES

15144 OLD GLENN HWY

.051-301-10

.051-303-14

Aerial

Tue Feb 26, 14:05:38, 2008

Map: Aerial

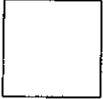


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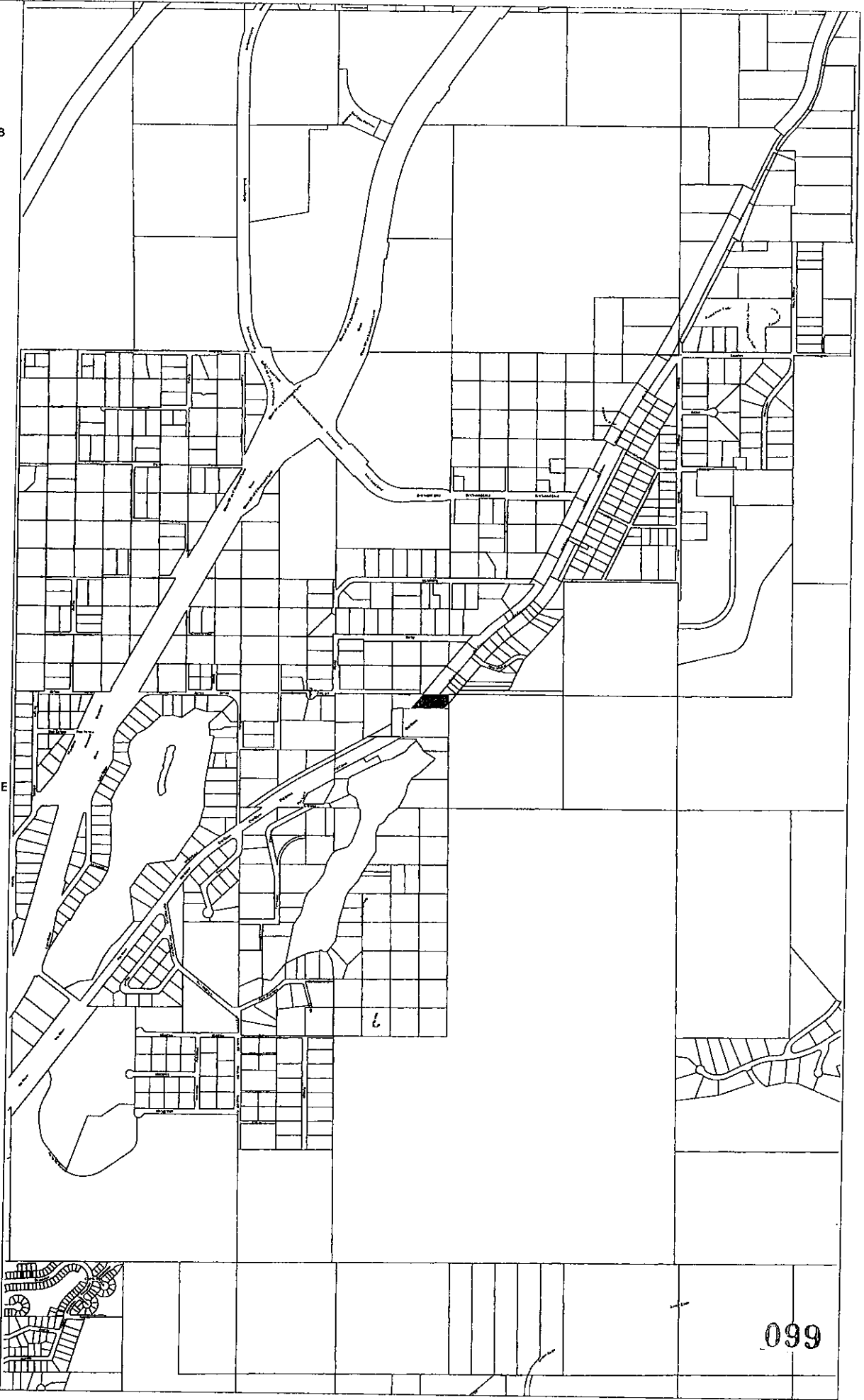
Legend:

Txt

STREET_NAME



PARCELS



099

CityView™

Municipal Software Corporation

PARCEL INFORMATION

OWNER

STATE OF ALASKA
DOT & PUBLIC FACILITIES

PO BOX 196900

ANCHORAGE

AK 99515 6900

Deed 2007 0020037

CHANGES: Deed Date Apr 03, 2007

Name Date May 17, 2007

Address Date May 17, 2007

PARCEL

Parcel ID 051-303-14-000

Status

01

#

Renumber ID 000-000-00-00000

Site Addr

Comm Concl CHUGIAK

Comments

TAX INFO

2008 Tax

0.00

Balance 0.00

District 022

LEGAL

T15N R1W SEC 30

LT 88

Unit

SQFT 58.806

Plat 000000

Zone B3SL

Grid NW0654

HISTORY

	Year	Building	Land	Total
Assmt Final	2006	0	0	0
Assmt Final	2007	0	0	0
Assmt Final	2008	0	0	0
Exemptions	STATE			0
State Credit				0
Tax Final				0

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	VACANT LAND

SALES DATA

Mon	Year	Price	Source	Type

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal T15N R1W SEC 30
LT 88

Parcel 051-303-14-000

01 of 01

Owner STATE OF ALASKA
DOT & PUBLIC FACILITIES

Site Addr

PO BOX 196900
ANCHORAGE AK 99519

LAND INFORMATION

Land Use VACANT LAND
Class COMMERCIAL
Living Units 000
Community Council 005 CHUGIAK
Entry: Year/Quality 01 1980 0
10 1991 LAND ONLY
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic MEDIUM
Street PAVED
Topography EVEN LEVEL
Utilities NONE
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

OWNER HISTORY

APPRAISAL INFORMATION

Legal T15N R1W SEC 30

LT 88

Parcel 051-303-14-000

01 of 01

01

Property Info # Descr VACANT LAND

Site Address

#

Current 04/03/07

STATE OF ALASKA
DOT & PUBLIC FACILITIES

PO BOX 196900
ANCHORAGE AK 99519 6900

3rd

1562 0000 02/23/87
PHILLIPS ROBERT C

PO BOX 670603
CHUGIAK AK 99567

Prev

2006 0066 09/29/06
EAGLE RIVER CONGREGATION OF
JEHOVAH'S WITNESSES

11232 LOWER SUNNY CIRCLE
EAGLE RIVER AK 99577

4th

0000 0000 00/00/00
EKLUTNA INC
550 W 7TH AVE BLDG
SUITE 1550
ATTN-SARAH MCCABE
ANCHORAGE AK 99501

2nd

1587 0000 04/17/87
KINGDOM HALL OF JEHOVAHS
WITNESSES

16935 PARK PLACE ST # 7
EAGLE RIVER AK 99577

5th

0000 0000 00/00/00
EKLUTNA INC
500 W 7TH AVE BLDG
SUITE 1550
ATTN-SARAH MCCABE
ANCHORAGE AK 99501

Aerial

Tue Feb 26, 14:07:33, 2008

Map: Aerial

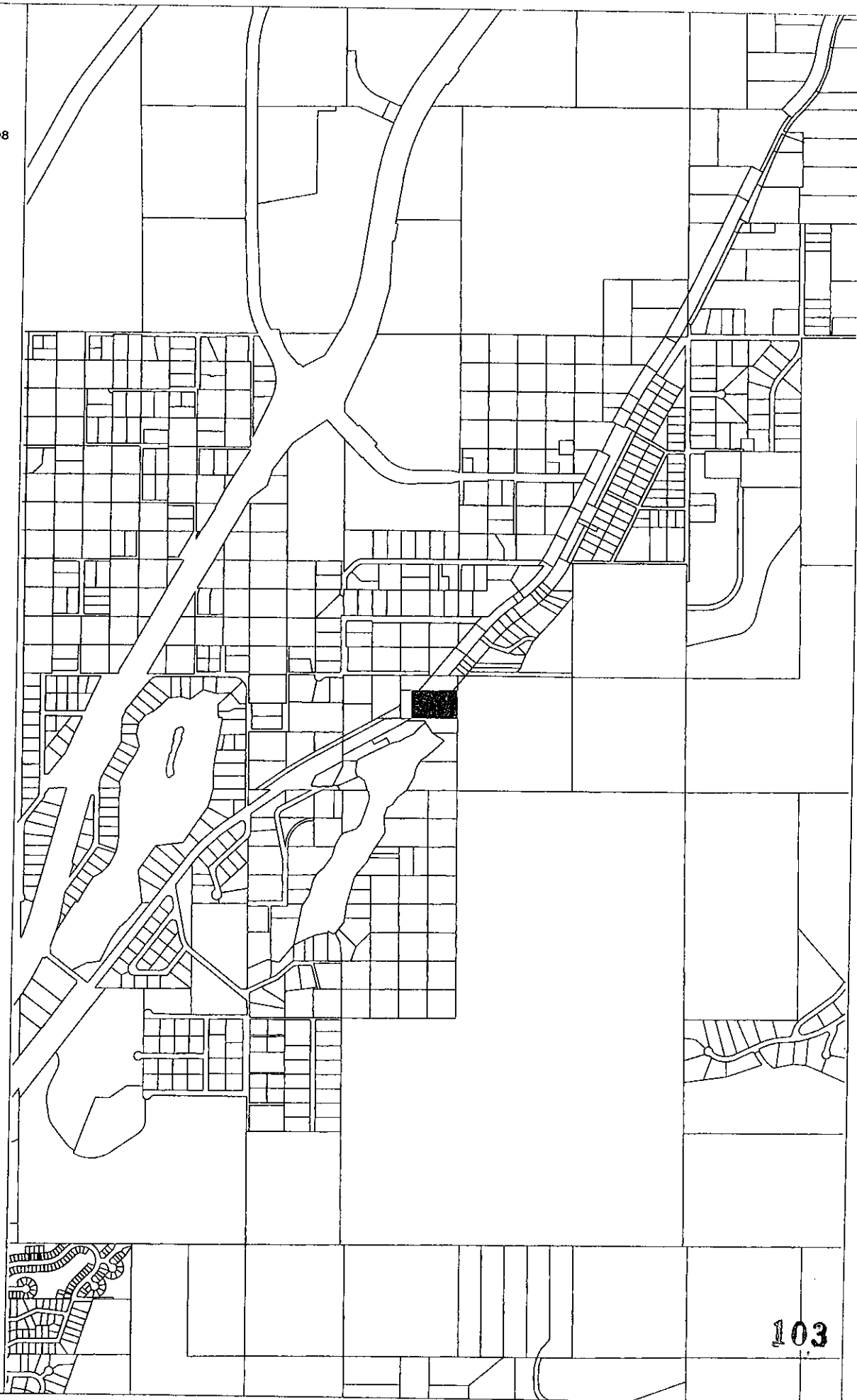


Scale 1:18000

Legend:



PARCELS



PARCEL INFORMATION

OWNER
 STATE OF ALASKA
 DOT & PUBLIC FACILITIES

 PO BOX 196900
 ANCHORAGE AK 99519 0000
 Deed 2007 0020038
 CHANGES: Deed Date Apr 03, 2007
 Name Date May 17, 2007
 Address Date May 17, 2007

PARCEL
 Parcel ID 051-301-10-000
 Status # 01
 Renumbr ID 000-000-00-00000
 Site Addr 15144 OLD GLENN HWY
 Comm Concl CHUGIAK
 Comments

TAX INFO
 2008 Tax 0.00 Balance 0.00 District 022

LEGAL
 T15N R1W SEC 30
 LT 95 LESS W 132'

 Unit SQFT 131,116
 Plat 000000
 Zone R2ASL Grid NW0654

HISTORY	Year	Building	Land	Total
Assmt Final	2006	0	0	0
Assmt Final	2007	0	0	0
Assmt Final	2008	0	0	0
Exemptions	STATE			0
State Credit				0
Tax Final				0

PROPERTY INFO		
#	Type	Land Use
01	COMMERCIAL	

SALES DATA				
Mon	Year	Price	Source	Type

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal T15N R1W SEC 30
LT 95 LESS W 132'

Parcel 051-301-10-000

01 of 01

01

Owner STATE OF ALASKA
DOT & PUBLIC FACILITIES

Site Addr 15144 OLD GLENN HWY
Prop Info #

PO BOX 196900
ANCHORAGE AK 99519

BUILDING INFORMATION

Structure Type AUDITORIUM
Building SQFT 2,477
Year Built 1957
Grade D

Effective Year Built 1957

Property Information # 01
Building Number 01
Identical Units 01
Number of Units 000

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	ELECTRIC HEAT	NONE	ADEQUATE	POOR	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	2,477	214	THEATER	10	FRAME T-111	WOOD JOIST(WD & STL)

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility

OWNER HISTORY

APPRAISAL INFORMATION

Legal T15N R1W SEC 30
LT 95 LESS W 132'

Parcel 051-301-10-000

01 of 01

01

Property Info # Descr

Site Address 15144 OLD GLENN HWY

Current 04/03/07

STATE OF ALASKA
DOT & PUBLIC FACILITIES

PO BOX 196900
ANCHORAGE AK 99519 0000

3rd

0000 0000 //

Prev

2006 0066 09/29/06
EAGLE RIVER CONGREGATION OF
JEHOVAH'S WITNESSES

11232 LOWER SUNNY CIRCLE
EAGLE RIVER AK 99577

4th

0000 0000 //

2nd

0000 0000 00/00/00
CHUGIAK AK CONGREGATION OF
JEHOVAHS WITNESSES TRUST
% MICHAEL D HOOK
11232 LOWER SUNNY CIRCLE
EAGLE RIVER AK 99577

5th

0000 0000 //

**PLANNING & ZONING
COMMISSION
MEETING**

March 10, 2008

Supplemental Information

G.1. Case 2008-041

**Rezoning to R-7SL Intermediate
rural residential district with special
limitations.**

Double-sided

Thomas & Linda Wood
P. O. Box 14
Eagle River AK 99577
907.694.9430 Office
907.696.2782 Facsimile
907.227.8844 Cell
akbucket@alaska.com

RECEIVED

MAR 04 2008

Municipality of Anchorage
Zoning Division

Alaska Project Management

March 03, 2008

Municipality of Anchorage
Department of Planning
P. O. Box 196650
Anchorage, AK 99519

Certified
7001 2510 0004 4031 9780

Attention: Ms. Mary Autor, Senior Planner

Subject: **Case 2008-041**

Dear Ms. Autor:

Thank you for your assistance of February 20, 2008 concerning the aforementioned Zoning Case. Also thanks for e.mailing our questions of February 16th on to Mr. Dan Bolles. (copies attached)

As the owners of the next occupied property on the south side of Darby adjacent to Lots 74 and 75 to the west, **we object** to the amendment of the existing R-7 SL special limitation for the addition of churches as a permitted use.

Our objection is based on the following:

1. The addition of a public facility on a lot at the intersection of Darby Road and the Old Glenn Highway is not going to be allowed by the State of Alaska Department of Transportation to access either the "new" or existing Old Glenn Highway directly by driveway. This automatically makes the only access to this new facility to be by a driveway on Darby Road. Access to Darby from the Old Glenn Highway is an issue at this time, with

a blind bend on the Old Glenn to the north and Darby teed into the Old Glenn at an obtuse angle. Making the turn from the Old Glenn unto Darby from the south can be dangerous in winter conditions because of the obtuse angle of the intersection and the blind bend on the Old Glenn to the north.

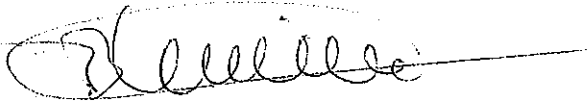
2. Darby Road is a very narrow dead-end residential strip paved street with deep drainage ditches on both sides through the first 1/2-mile. The only way to get off Darby Road is to turn around and egress the way you came – a constant problem now that we see several times a week in our driveway.
3. A commercial facility on Darby Road is inconsistent with the large lot low-density residential development of the area. Quality of life would suffer.

As we had stated in our facsimile of February 16, 2008, we will not be able to make the March 10, 2008 Planning and Zoning Commission meeting.

As such we would request that you submit these comments for the public record.

Thank you.

Sincerely,



Thomas & Linda Wood

Attachment: Facsimile of February 16, 2008
Autor e.mail response of February 20, 2008



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

DATE: February 4, 2008
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Traffic Engineering and Transportation Planning Comments for
March 10, 2008 Planning and Zoning Commission Hearing

RECEIVED

FEB 06 2008

Municipality of Anchorage
Planning Division

08-041 BLM Lots; Rezone

Traffic Engineering and Transportation Planning have no comment on the rezone. However, we have some concerns about the traffic pattern as shown on the proposed site plan. Petitioner should request a pre-building permit application meeting with the Traffic Engineer to discuss the on-site traffic pattern.

EMAILED

**PLANNING AND ZONING
COMMISSION
MEETING**

MARCH 10, 2008

**MATERIAL SUBMITTED
BY THE
PETITIONER
AT THE PUBLIC HEARING**

CASE 2008-041

Field Tech
Zoning – Stormwater
Assessment and Inspection
PO Box 220042, Anchorage, AK 99522
907-952-0244

MEMORANDUM

Date: March 8, 2008

To: Planning and Zoning Commission

From: Daniel Bolles, for the Eagle River Congregation of Jehovah's Witnesses

Subject: Response to objection by Mr. and Mrs. Wood; P&ZC case 2008-041.

Concerning the objection brought forward by the Woods the proposed upgrades to the Old Glenn Highway and Darby St. should alleviate any concern over traffic impact to the neighborhood.

Whereas, the Kingdom Hall will be located at the intersection of Darby Rd. and the Old Glenn, traffic to the hall will have no need to seek a place to turn around or travel beyond the two entrances to the site.

The "blind bend" to the North will essentially be removed by the reconstruction of the New Highway providing improved site distance. The addition of a bike path will give more site distance to the North and South with removal of trees that now obstruct visibility. After discussion with Traffic Engineering we have determined that the required site distance for the Old Glenn Hwy. is 500 feet from the intersection. Per ADOT & PF plan drawing sheets F6 and F7, the site distance from the intersection of Darby Rd. will be 600 feet to the north and over 1000 feet to the south. As indicated on the plans existing horizontal and vertical curves will be reduced increasing visibility.

Mr. Woods' concern is the intersection, and the State is reconstructing the intersection at Old Glenn Hwy. and Darby Rd. As can be seen from the plan drawings Darby Rd. will be perpendicular to the Old Glenn. By removing the obtuse angle of the existing intersection site distance will be improved. Also, the State has shown that they will improve Darby Dr. back to include the driveway to the hall. Since our meeting with Traffic Engineering the eastern driveway has been redesigned to obtain 150 feet of separation between the two drives and still meet the 180 foot separation required to the Old Glenn Highway.

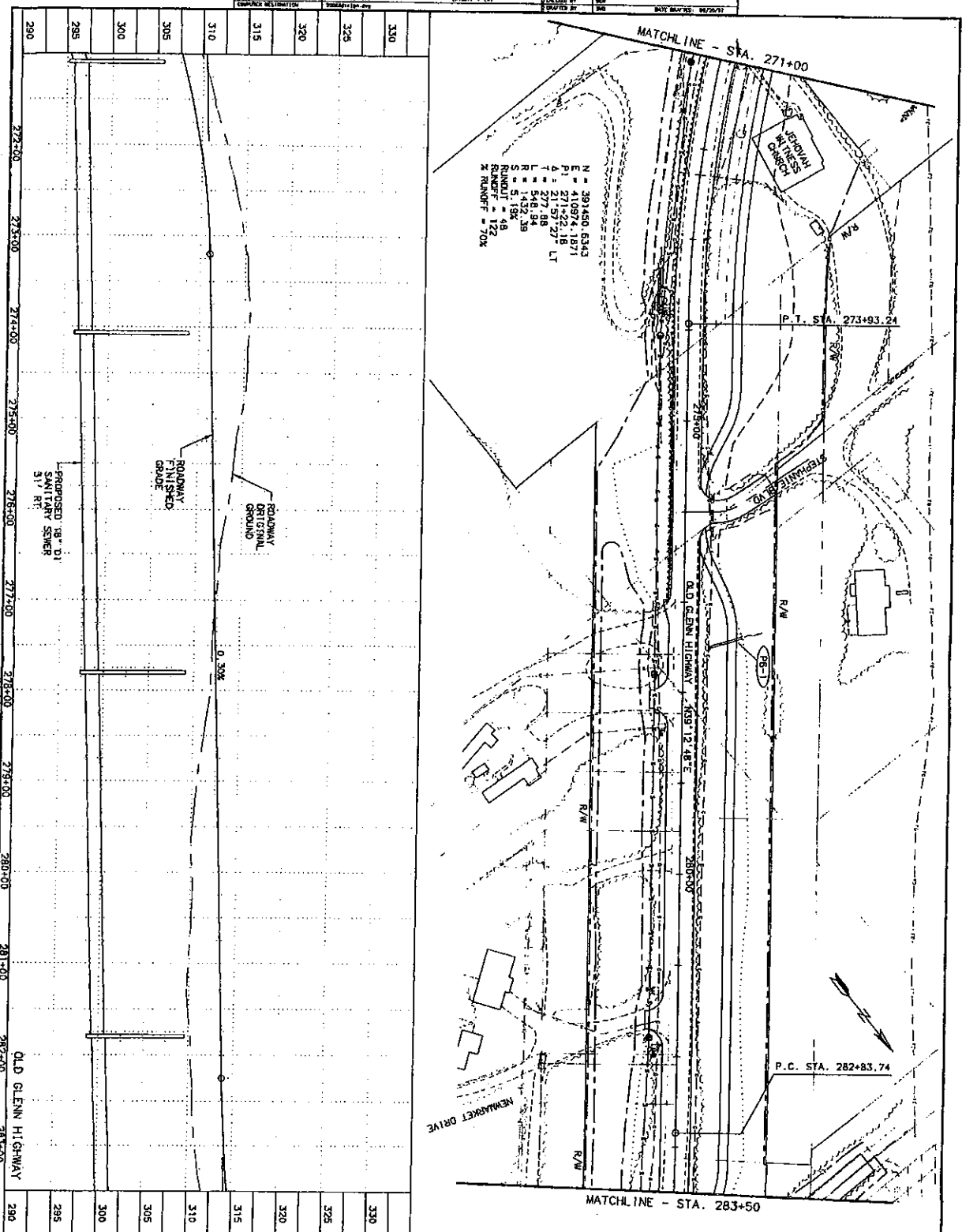
The Congregation disagrees with the statement, "that the quality of life would suffer". Rather the planned structure will be an asset to the surrounding community. This is not a large mega church with hundreds of cars and multiple uses. This is a small congregation of 75 people meeting in a simple single story structure. There is no steeple to rise above

the trees or bells sounded to waken the neighborhood.

Most of the traffic is on Sunday at 10 A.M. or after 7 PM. on Tuesday and Thursday. This should not adversely affect the Woods, or any other family's access to their driveways. There are many low-density residential developments that allow churches within their boundary.

Jim
 April 2 / May 1 / June 51

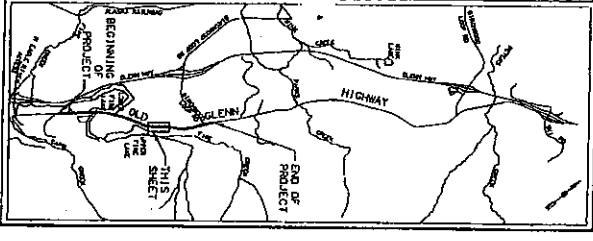
DESIGNATION	DATE	BY
REVISION	DATE	BY
DATE	BY	BY
DATE	BY	BY
DATE	BY	BY



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 E = 210974.1871
 L = 21572.25 LT
 T = 277.88
 L = 548.94
 S = 5482.38
 RADIUS = 48
 RADIUS = 122
 RADIUS = 70x

Case 2008-041

SHEET NO.	TOTAL SHEETS
F6	F9
STATE	YEAR
ALASKA	2008
PROJECT DESIGNATION	
STP-058(6)/58061	
ATTACHMENT NO.	
ALASKA RD.	
ATTACHMENT NO.	
NOV15/08	
NO.	DATE
	06/23/11 10N



Content ID: 006242**Type:** Ordinance - AO

Title: The Planning And Zoning Commission recommendation of approval for the rezoning of approximately 4.80 Acres, from R-7 SL (Intermediate Rural Residential) with Special Limitations to R-7 SL (Intermediate Rural Residential) with Special Limitations for BLM Lots 74, 75 and 137, Section 30, T15N, R1W, S.M., AK; generally located at the southwest corner of the Old Glenn Highway and Darby Road

Author: weaverjt**Initiating Dept:** Planning

Description: Rezoning of Approximately 4.80 Acres, From R-7 SL (Intermediate Rural Residential) with Special Limitations to R-7 SL (Intermediate Rural Residential) with Special Limitations

Date Prepared: 4/16/08 3:42 PM**Director Name:** Tom Nelson**Assembly Meeting Date:** 4/15/08**Public Hearing Date:** 4/29/08

2008 APR 18 PM 12:47
M.O.A.
CULLEN'S OFFICE

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	4/18/08 11:50 AM	Exit	Joy Maglaqui	Public	006242
MuniMgrCoord_SubWorkflow	4/18/08 11:50 AM	Approve	Joy Maglaqui	Public	006242
MuniManager_SubWorkflow	4/18/08 11:50 AM	Approve	Joy Maglaqui	Public	006242
Legal_SubWorkflow	4/18/08 11:29 AM	Approve	Rhonda Westover	Public	006242
OMB_SubWorkflow	4/18/08 11:13 AM	Approve	Wanda Phillips	Public	006242
ECD_SubWorkflow	4/18/08 8:15 AM	Approve	Lisa Villareal	Public	006242
Planning_SubWorkflow	4/17/08 5:41 PM	Approve	Tom Nelson	Public	006242
AllOrdinanceWorkflow	4/17/08 3:41 PM	Checkin	Jerry Weaver Jr.	Public	006242
OMB_SubWorkflow	4/17/08 2:48 PM	Reject	Wanda Phillips	Public	006242
ECD_SubWorkflow	4/17/08 9:01 AM	Approve	Lisa Villareal	Public	006242
Planning_SubWorkflow	4/17/08 8:49 AM	Approve	Tom Nelson	Public	006242
AllOrdinanceWorkflow	4/16/08 3:46 PM	Checkin	Jerry Weaver Jr.	Public	006242