

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Community Development
Department
For Reading: December 6, 2011

CLERK'S OFFICE

APPROVED

Date: 1-17-12

ANCHORAGE, ALASKA

AO No. 2011-122

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 10.46 ACRES FROM R-6SL (SUBURBAN RESIDENTIAL-LARGE LOT WITH SPECIAL LIMITATIONS) DISTRICT PER AO 84-143 TO PLI-P (PUBLIC LANDS AND INSTITUTIONS-PARK) DISTRICT FOR EAGLE VALLEY SUBDIVISION, TRACT B; GENERALLY LOCATED AT THE CONFLUENCE OF EAGLE RIVER AND SOUTH FORK EAGLE RIVER.

(South Fork Eagle River Community Council) (Planning and Zoning Commission Case 2011-080)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as PLI-p (Public Lands and Institutions-park) District:


Eagle Valley Subdivision, Tract B, consisting of approximately 10.46 acres, generally located at the confluence of Eagle River and South Fork Eagle River, as shown on Exhibit "A" attached.

Section 2. This ordinance shall become effective 10 days after the Director of the Community Development Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire, and be null and void, if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 17th day of January 2012.


Chair of the Assembly

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2011-122 Title: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 10.46 ACRES FROM R-6SL2 (SUBURBAN RESIDENTIAL- LARGE LOT WITH SPECIAL LIMITATIONS) DISTRICT PER AO 84-143 TO PLI-P (PUBLIC LANDS AND INSTITUTIONS- PARK) DISTRICT FOR EAGLE VALLEY SUBDIVISION, TRACT B; GENERALLY LOCATED AT THE CONFLUENCE OF EAGLE RIVER AND SOUTH FORK EAGLE RIVER.

Sponsor: Mayor
 Preparing Agency: Community Development Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	FY11	FY12	FY13	FY14	FY15	
Operating Expenditures						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -	
REVENUES:						
CAPITAL:						
POSITIONS: FT/PT and Temp						

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this ordinance should have no significant impact on the public sector. No additional public expenditures are required.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of this ordinance should have no significant impacts on the private sector.

Prepared by: Angela C. Chambers Telephone: 343-7940



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 697-2011

Meeting Date: December 6, 2011

1 **From: MAYOR**

2
3 **Subject: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING**
4 **FOR THE REZONING OF APPROXIMATELY 10.46 ACRES FROM**
5 **R-6SL (SUBURBAN RESIDENTIAL- LARGE LOT WITH SPECIAL**
6 **LIMITATIONS) DISTRICT PER AO 84-143 TO PLI-P (PUBLIC**
7 **LANDS AND INSTITUTIONS- PARK) DISTRICT FOR EAGLE**
8 **VALLEY SUBDIVISION, TRACT B; GENERALLY LOCATED AT**
9 **THE CONFLUENCE OF EAGLE RIVER AND SOUTH FORK EAGLE**
10 **RIVER.**

11
12 This is a request by the Anchorage Assembly to rezone approximately 10.46 acres
13 from R-6 SL (Suburban Residential - Large Lot with Special Limitations) District per
14 AO 84-143 to PLI-p (Public Lands and Institutions-Park) District. The Special
15 Limitations restricted the use to single family residential and established a 75-foot
16 stream setback. This parcel was acquired by the Municipality in 1987 with the
17 intention to develop a South Fork Park to serve as a recreation site. The parcel was
18 dedicated by the Assembly as a park in 1990. This rezone will reflect this
19 dedication on the zoning map. The Planning and Zoning Commission
20 recommended approval of the rezoning.

21
22 The rezoning request is generally consistent with the *Chugiak Eagle River*
23 *Comprehensive Plan Update (December 2006)*, and generally meets the rezoning
24 standards in AMC 21.20.090.

25
26 **THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ZONING MAP**
27 **AMENDMENT, PROVIDING FOR THE REZONING OF APPROXIMATELY 10.46**
28 **ACRES FROM R-6SL (SUBURBAN RESIDENTIAL- LARGE LOT WITH SPECIAL**
29 **LIMITATIONS) DISTRICT PER AO 84-143 TO PLI-P (PUBLIC LANDS AND**
30 **INSTITUTIONS- PARK) DISTRICT FOR EAGLE VALLEY SUBDIVISION,**
31 **TRACT B; GENERALLY LOCATED AT THE CONFLUENCE OF EAGLE RIVER**
32 **AND SOUTH FORK EAGLE RIVER.**

33
34 Prepared by: Angela C. Chambers, AICP
35 Current Planning Section Supervisor, Planning Division

36 Approved by: Jerry T. Weaver, Jr., Director
37 Community Development Department

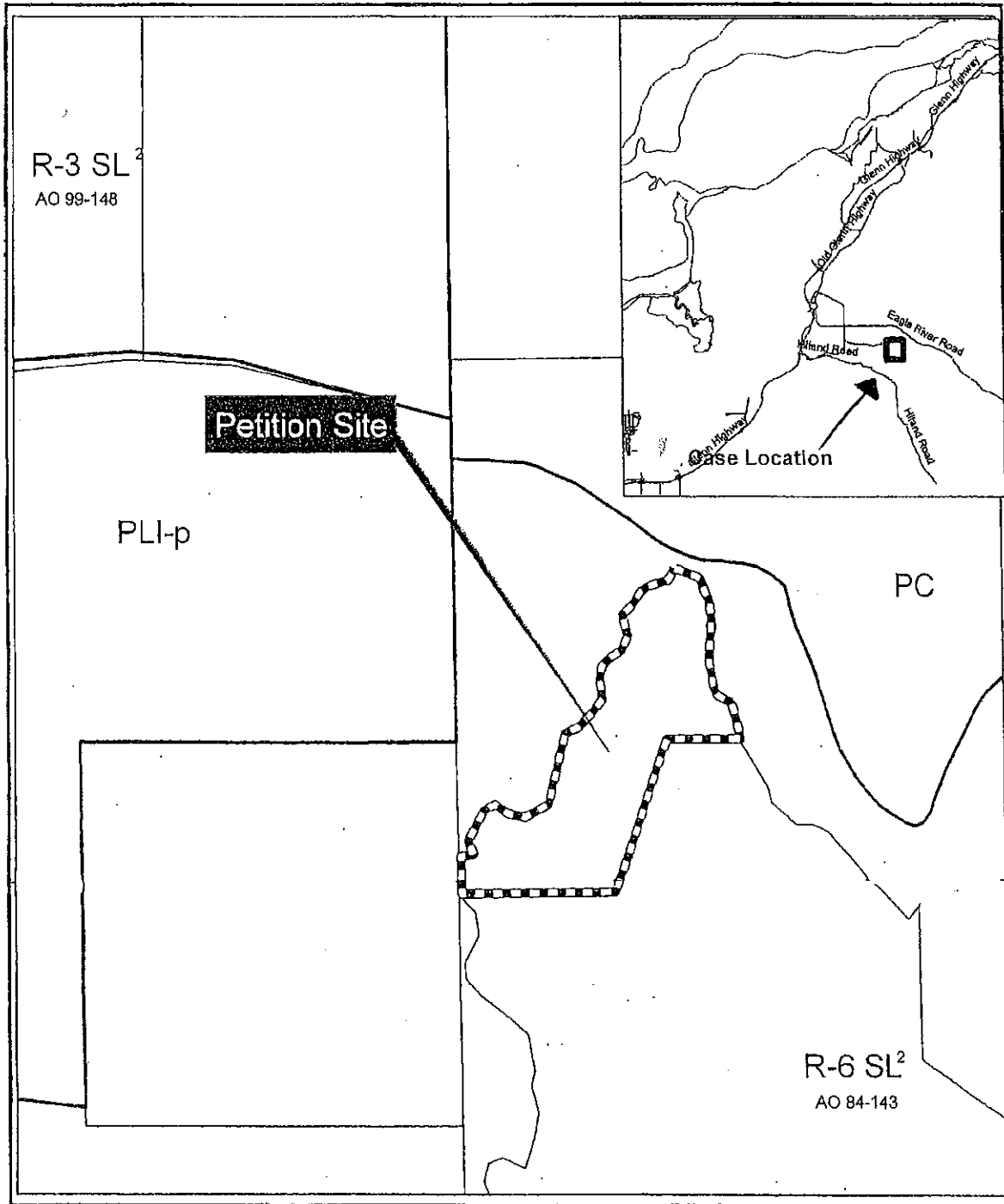
38 Concur: Dennis A. Wheeler, Municipal Attorney

39 Concur: George J. Vakalis, Municipal Manager

40 Respectfully submitted: Daniel A. Sullivan, Mayor

2011-080




Exhibit A

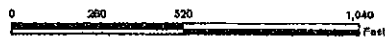


Municipality of Anchorage
Planning Department

Date: May 12, 2011

Flood Limits

-  400 Year
-  500 Year
-  Floodway



**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2011-031**

A RESOLUTION RECOMMENDING APPROVAL OF A REZONE OF APPROXIMATELY 10.46 ACRES FROM R-6SL² (SUBURBAN RESIDENTIAL DISTRICT - LARGE LOT WITH SPECIAL LIMITATIONS PER AO 84-143) TO PLI-P (PUBLIC LANDS AND INSTITUTIONS- PARK) ZONE FOR TRACT B, EAGLE VALLEY SUBDIVISION (PLAT 87-36), GENERALLY LOCATED AT THE CONFLUENCE OF EAGLE RIVER AND SOUTH FORK EAGLE RIVER WITHIN THE NW ¼ SEC 21 AND THE SW ¼ SECTION 16, T14N, R1W, S. M., ALASKA.

(Case 2011-080; Tax I.D. No. 067-111-01)

WHEREAS, a request has been received from the Municipality of Anchorage to rezone approximately 10.46 acres from R-6SL² (Suburban Residential District - Large Lot with Special Limitations per AO 84-143) to PLI-p (Public Lands and Institutions-park) zone for Tract B, Eagle Valley Subdivision (Plat 87-36), generally located at the confluence of Eagle River and South Fork Eagle River within the NW ¼ Sec 21 and the SW ¼ Section 16, T14N, R1W, S. M., Alaska; and

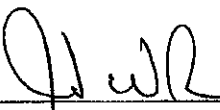
WHEREAS, notices were published, posted, public hearing notices were mailed, and a public hearing was held on August 8, 2011; and

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


- A. The Commission makes the following findings of fact:
1. The parcel was acquired by the Municipality in 1987 as part of the Eagle River Greenbelt Plan, with the intention to develop a "South Fork Park," to serve as a recreation site and as a community park for the South Fork Area.
 2. In 1990, the subject property was dedicated by the Assembly as a park. This is a necessary step to bring the park into further public use.
 3. The Chugiak-Eagle River Comprehensive Plan Update (December 2006) identifies this site as Park and Natural Resource parcel.
 4. The Planning and Zoning Commission heard public testimony correcting the staff report regarding access to this parcel. There is an old homestead road on the south side of Eagle River.

5. Public access does not need to be addressed prior to the rezone decision. There is currently a rewrite of the Eagle River Greenbelt Plan underway that will be the best forum for addressing appropriate public access to this parkland.
 6. This rezoning request generally meets the rezoning standards in AMC 21.20.090.
 7. 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 PLL-p (Public Lands and Institutions - park) zone.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 12th day of September, 2011.



Jerry T. Weaver, Jr.
Secretary



Arthur D. Isham
Chair

(Case 2011-080; Tax I.D. No. 067-111-01)

kri

PASSED

D. CONSENT AGENDA - None

- 1. Resolutions for Approval**
- 2. Introduction for Public Hearings**
- 3. Site / Landscape Plan Approval**
- 4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**
- 5. Other**

E. UNFINISHED BUSINESS AND ACTIONS OF PUBLIC HEARINGS - None

F. REGULAR AGENDA - None

- 1. Resolutions for Approval**
- 2. Introduction for Public Hearings**
- 3. Site / Landscape Plan Approval**
- 4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**
- 5. Other**

G. PUBLIC HEARINGS

- 1. CASE: 2011-080**
PETITIONER: Municipality of Anchorage
REQUEST: Rezoning to PLI-p Public Lands & Institutions (p=park)

This is a request to rezone approximately 10.46 acres from R-6SL2 (Suburban Residential District - Large Lot with Special Limitations) per AO 84-143 to PLI-p (Public Lands and Institutions - park). The site is generally located at the confluence of Eagle River and South Fork Eagle River, Eagle Valley Subdivision, Tract B. On May 24, 2011, the Chair of the Municipal Assembly introduced AO 2011-63, an ordinance amending the zoning map and rezoning the subject property from R6-SL2 to PLI-p. The ordinance was referred to the Planning and Zoning Commission.

KAREN IVERSON presented the Staff Report on behalf of the Municipality's Planning Division. Planning recommended approval.

CHAIR ISHAM opened the public hearing, and the following individuals testified:

RON AKSAMIT
RANDY BEILFUSS

CHAIR ISHAM closed the public hearing.

COMMISSIONER PEASE moved to approve in Case 2011-080, rezoning approximately 10.46 acres to PL1-p (Public Lands & Institutions-Park) at the confluence of Eagle River and South Fork Eagle River. COMMISSIONER PARKS seconded.

COMMISSIONER PEASE in speaking to her motion, noted this parcel was acquired by the Municipality in 1987 as part of the Eagle River Greenbelt Plan specifically with the intent to develop a "South Fork Park" to serve as a recreation site and community park for the South Fork area. She further noted this parcel has already been dedicated by the Assembly as a park in 1990, and this rezone is one of the necessary steps to bring this park into further public use. She finds this rezone is recommended by Staff and in keeping with the Chugiak-Eagle River Comprehensive Plan Update (December 2006), which identifies this site as a park and natural resource. She indicated the Commission did hear testimony regarding a correction to the access to this parcel noting there is an old homestead road south of Eagle River and the bridge is out, but that the roadbed apparently does receive some use by people, particularly on bike and foot. She noted the Commission also heard from MR. RODDA that the access is not an issue that needs to be decided prior to the rezone decision as there is a rewrite of the Eagle River Greenbelt Plan underway that will be the best forum for addressing appropriate public access to this park. COMMISSIONER PEASE stated she will be supporting this measure.

AYE: Pease, Yoshimura, Isham, Phelps, Dean, Parks
NAY: None

PASSED

2. **CASE: 2011-087**
PETITIONER: Municipality of Anchorage
REQUEST: An ordinance amending Title 21 for Chugiak-Eagle River

The purpose of this meeting is to formally introduce Chapter 21.10 as a public hearing to the Commission and to the public in the form that it was submitted by the Consortium of Chugiak-Eagle River Community Councils. The Anchorage Assembly heard and approved Resolution AR No. 2006-072 on March 28, 2006, establishing a separate chapter in Title 21 to include the community of Chugiak-Eagle River.

**PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING**

DATE: August 8, 2011

CASE NUMBER: 2011-080

APPLICANT: Municipality of Anchorage

REPRESENTATIVE: N/A

REQUEST: A request to rezone approximately 10.46 acres from R-6SL² (Suburban Residential District - Large Lot with Special Limitations) per AO 84-143 to PLI-p (Public Lands and Institutions - park)

LOCATION: Eagle Valley Subdivision Tract B NW ¼ Sec 21 and the SW ¼ Section 16 T14N R1W, Seward Meridian, Alaska, generally located at the confluence of Eagle River and South Fork Eagle River

SITE ADDRESS: N/A

COMMUNITY COUNCIL: South Fork Eagle River

GRID NUMBERS: SW0158, SW0258

TAX NUMBER: 067-111-01

ATTACHMENTS

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

RECOMMENDATION SUMMARY: Approval

SITE

Acres: 10.46 acres
Vegetation: Natural Vegetation
Zoning: R-6SL² per AO 84-143
Topography: Varied
Existing Use: Undeveloped
Soils: Public water and sewer not available

COMPREHENSIVE PLAN

Classification: Park and Natural Resource per the 2006 Update to the *Chugiak-Eagle River Comprehensive Development Plan*

Density: Not Applicable

APPLICABLE LAND USE REGULATIONS

	<u>Current R-6SL² per AO 84-143</u>	<u>Proposed PLI-p</u>
Height limitation:	Unrestricted, FAA	Unrestricted, FAA
Minimum lot size:	54,450 sq. ft.	15,000 sq. ft.
Minimum lot width:	150 feet	100 feet
Max lot coverage:	30%	40%
Density/acre:	Residential structures limited to single-family detached	Residential prohibited except housing for the elderly
Yard setback		
Front	50 feet	25 feet or that of the abutting district if residential, whichever is greater
Side	25 feet	25 feet or that of the abutting district if residential, whichever is greater
Rear	50 feet	30 feet or that of the abutting district if residential, whichever is greater
Landscaping	No additional requirements	Visual Enhancement shall be planted in all areas not devoted.
Other	75-foot setback from South Fork Eagle River	

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PC	PC	R-6SL ²	PC
Land Use:	Undeveloped; Eagle River Green Belt	Undeveloped; Eagle River Green Belt	Undeveloped	Undeveloped; Eagle River Green Belt

PROPERTY HISTORY

8/21/1984	AO 84-143 (aa)	Site zoned R-6SL ² during the South Eagle River Valley Area-Wide Zoning.
11/18/1986	AO 86-185	Assembly ordinance rezoning 98.1 acres owned by Eklutna, Inc. from R-6SL ² to B-4SL provided that a portion of the South Fork Park identified on the Eagle River Greenbelt Plan be treated as a reserve tract in accordance with AMC 21.80.100-.110.
3/31/1987	AO 87-20S-1	Assembly ordinance repealing 86-185 and rezoning 108 acres owned by Eklutna, Inc. from R-6SL ² to B-4SL with the special limitation that public trail easements be designated along the South Fork Eagle River. The rezone to B-4SL was never effectuated and expired after 3 years.
3/4/1987	Plat 87-36 Case (S-8579)	Final Plat recorded for Eagle Valley Subdivision Tracts A, B, C, D.
7/31/1987		Property is acquired by the Municipality from Eklutna Inc.
10/09/1990	AO 90-71(s)	Ordinance is adopted dedicating Eagle Valley Subdivision, Tract B for permanent or long-term park or recreation purposes pursuant to AMC 25.10.080

RELATED CASE INFORMATION

5/07/1985	The Eagle River Greenbelt Plan was adopted by resolution (AR 85-88) to guide the acquisition and later development of a river corridor park.
-----------	--

6/24/1988	Plat 88-34	Final plat approved for Eagle River Greenbelt Subdivision Tract A and B to the east and west of the subject property.
7/19/1988		Greenbelt property is acquired by the State from Eklutna, Inc. The greenbelt is now a part of Chugach State Park.
2/15/1994	AO 94-02	Assembly ordinance adopted rezoning Eagle River Greenbelt Tracts A & B to PLI-p.

SITE DESCRIPTION, HISTORY, AND PROPOSAL

On May 24, 2011, the Chair of the Municipal Assembly introduced AO 2011-63, an ordinance amending the zoning map and rezoning the subject property from R6-SL² to PLI-p. The ordinance was referred to the Planning and Zoning Commission.

The site is located at the confluence of Eagle River and South Fork Eagle River. It is undeveloped and naturally vegetated. There are no utilities available at the site and it is not accessible by road. It is surrounded by the Eagle River Greenbelt, which is part of Chugach State Park, and undeveloped property that is zoned R-6SL².

The property was acquired by the Municipality in 1987 from Eklutna, Inc. as part of the *Eagle River Greenbelt Plan*, with the intention to develop a "South Fork Park," to serve both as a major river access recreation site and as a community park for the expanding residential area in the South Fork Area. In 1990, the subject property was dedicated by the Assembly as a park. This rezone will reflect this dedication on the zoning map.

COMMUNITY COMMENTS

On July 19, 2011, fifty-four (54) public hearing notices were mailed to the surrounding property owners within 2500 feet of the subject property. As of this writing, one comment was received supporting the request to rezone. No response was received from the Eagle River, Eagle River Valley, nor the South Fork Eagle River Community Councils.

FINDINGS

Map Amendments, and 21.20.090 Standards for Approval

A. Conformance to the Comprehensive Plan.

The *Chugiak-Eagle River Comprehensive Plan Update* (December 2006) identifies this site as Park and Natural Resource which provides for active and passive recreation, conservation of natural areas, and trail corridors connecting neighborhoods.

The *Eagle River Greenbelt Plan* (May 1985) identifies this site as the “South Fork Park,” intended to serve both as a major river access recreation site, and as a community park for the expanding residential area along Hiland Drive and in the South Fork area.

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

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

Environment

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

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

Transportation

The property does not abut any roads. Future development of the park and access to the park will be developed in coordination with the *Chugach State Park Access Plan* and the Eagle River Greenbelt Access and Pathway project. Traffic Engineering and Transportation Planning have no objection to this rezone request.

Public Services and Facilities

Utilities: Public sewer, water, gas and electrical utilities are not available to this property. The extension of utilities is not needed to use the property as a greenbelt or as a park.

Schools: The rezone from B-3 SL² to PLI-p will not impact the Anchorage School District.

Public Safety: The petition site is located outside of the Building Safety Area. The site is served by the Anchorage Fire Department and the Anchorage Police Department. This rezone will not increase the demand for fire or police services.

Land Use Patterns: The subject property is surrounded by the Chugach State Park Eagle River Greenbelt. The property is currently dedicated as park land. This rezone will reflect this dedication on the zoning map.

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 rezone request will not change the supply of park land since the subject property has been dedicated as park land by Assembly ordinance.

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.**

No development is planned to occur on this parcel. It is dedicated park land per AO 90-71.

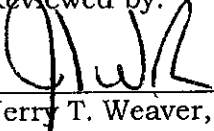
4. **The effect of the amendment on the distribution of land uses and residential densities specified in the Comprehensive Plan, and whether the proposed amendment furthers the allocation of uses and residential densities in accordance with the goals and policies of the Plan.**

The proposed rezoning has no impact on the land uses and residential densities specified in the comprehensive plan. The *Chugiak-Eagle River Comprehensive Plan Update* (December 2006) identifies this site as Park and Natural Resource which provides for active and passive recreation, conservation of natural areas, and trail corridors connecting neighborhoods. This rezoning will serve to effectuate the appropriate zoning designation for this existing parkland.

RECOMMENDATION

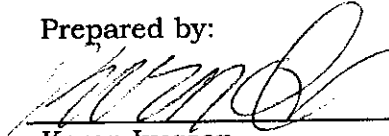
The Department finds that the requested rezoning of approximately 10.46 acres from R-6SL² (Suburban Residential District - Large Lot with Special Limitations) per AO 84-143 to PLI-p (Public Lands and Institutions - park) for Eagle Valley Subdivision Tract B NW ¼ Sec 21 and the SW ¼ Section 16, T14N, R1W, Seward Meridian, Alaska per Plat 87-36, generally located at the confluence of Eagle River and South Fork Eagle River, meets the standards of the comprehensive plan and therefore recommends APPROVAL of the rezoning.

Reviewed by:



Jerry T. Weaver, Jr.
Director

Prepared by:



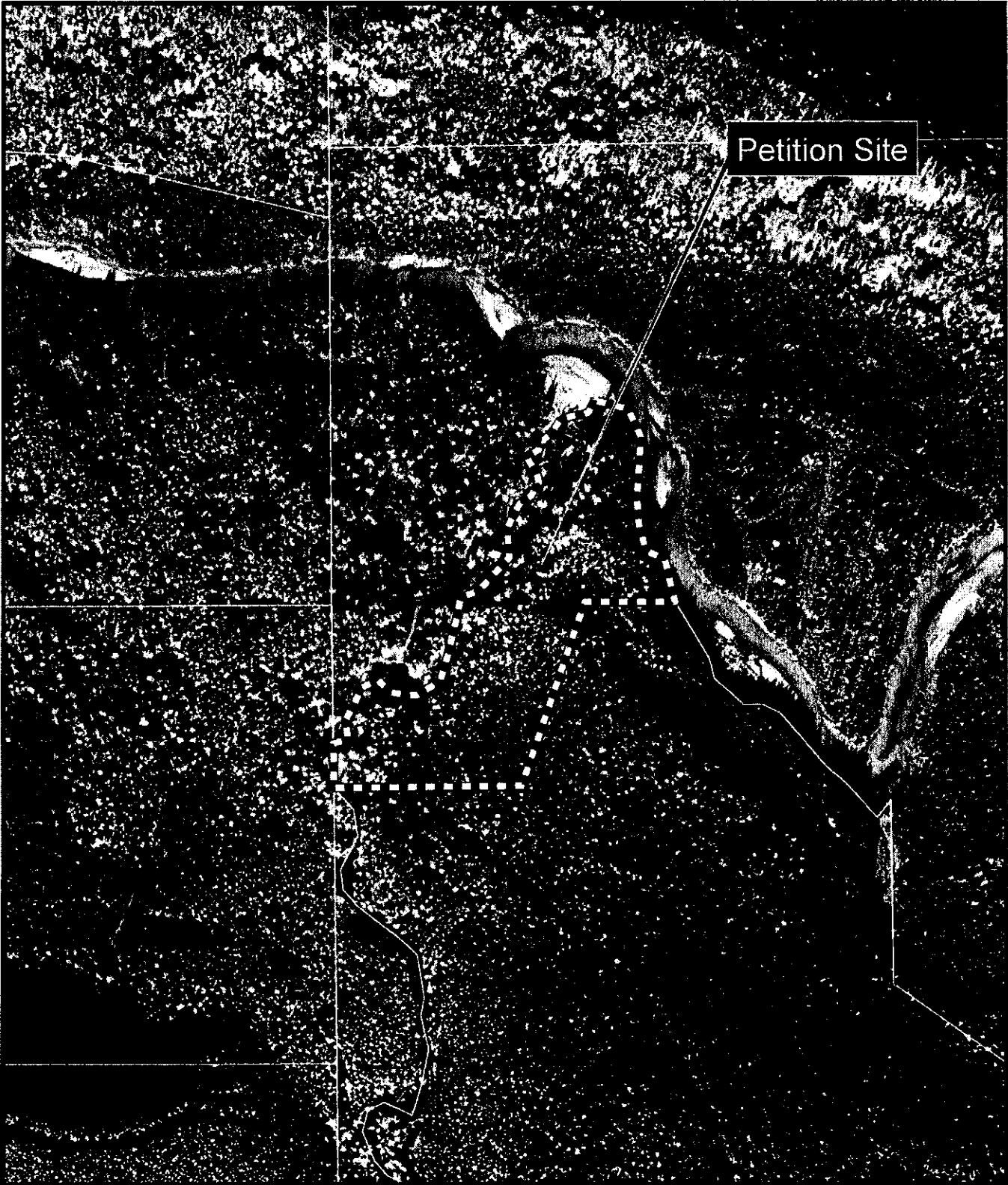
Karen Iverson
Senior Planner

(Case 2011-080, Tax ID 067-111-01)

1

**ZONING AND
LOCATION MAPS**

2011-080



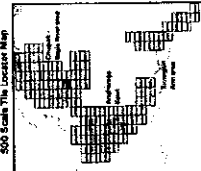
Municipality of Anchorage
Planning Department
Date: July 26, 2011



subject parcel
owned by M&T
eagle river
greenbelt owned
by State of Alaska

500 Scale Grid Map

- Parcel Line
- Dashed Parcel Line
- Subdivision Boundary
- Subdivision Addition
- Esseward Line
- 1/4 Section Grid Line
- Railroad
- Water Way
- Road ROW
- Lot Number
- Block Number
- Subdivision Name
- BLM Lot Number
- Section Number
- 1/4 Section Grid Number



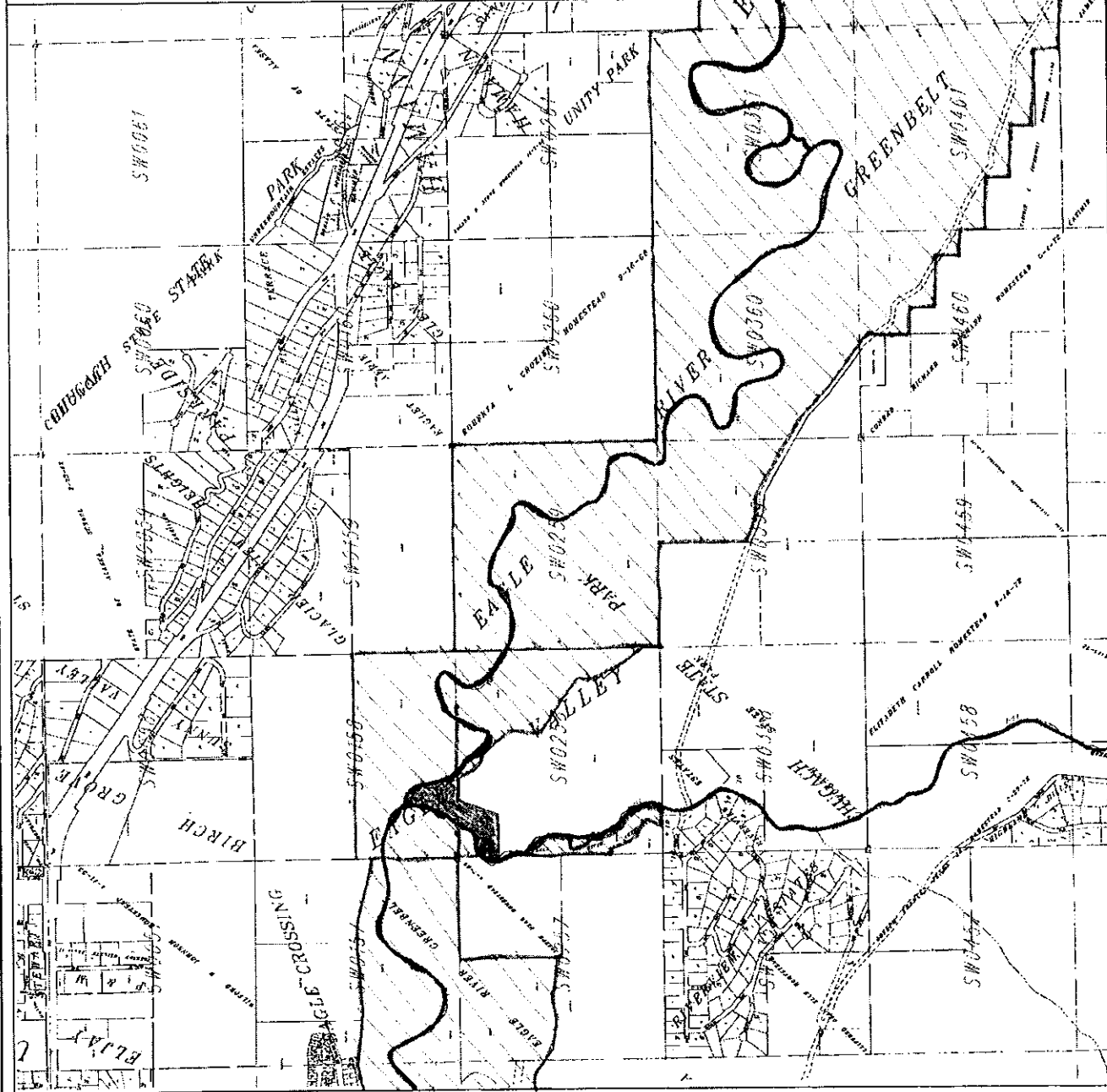
Scale 1" = 600'



NATIONAL COUNCIL OF AGRICULTURAL MECHANICS
1000 N. 10th Street
Juneau, Alaska 99801
Phone: 586-2222



NCA 500 Scale Grid Map
Publication No. 50512



SECTION	1/4	1/2	3/4	1	2	3	4
1/4 SECTION	1	2	3	4	5	6	7
1/2 SECTION	1	2	3	4	5	6	7
3/4 SECTION	1	2	3	4	5	6	7
1 SECTION	1	2	3	4	5	6	7
2 SECTIONS	1	2	3	4	5	6	7
3 SECTIONS	1	2	3	4	5	6	7
4 SECTIONS	1	2	3	4	5	6	7
5 SECTIONS	1	2	3	4	5	6	7
6 SECTIONS	1	2	3	4	5	6	7
7 SECTIONS	1	2	3	4	5	6	7
8 SECTIONS	1	2	3	4	5	6	7
9 SECTIONS	1	2	3	4	5	6	7
10 SECTIONS	1	2	3	4	5	6	7
11 SECTIONS	1	2	3	4	5	6	7
12 SECTIONS	1	2	3	4	5	6	7
13 SECTIONS	1	2	3	4	5	6	7
14 SECTIONS	1	2	3	4	5	6	7
15 SECTIONS	1	2	3	4	5	6	7
16 SECTIONS	1	2	3	4	5	6	7
17 SECTIONS	1	2	3	4	5	6	7
18 SECTIONS	1	2	3	4	5	6	7
19 SECTIONS	1	2	3	4	5	6	7
20 SECTIONS	1	2	3	4	5	6	7
21 SECTIONS	1	2	3	4	5	6	7
22 SECTIONS	1	2	3	4	5	6	7
23 SECTIONS	1	2	3	4	5	6	7
24 SECTIONS	1	2	3	4	5	6	7
25 SECTIONS	1	2	3	4	5	6	7
26 SECTIONS	1	2	3	4	5	6	7
27 SECTIONS	1	2	3	4	5	6	7
28 SECTIONS	1	2	3	4	5	6	7
29 SECTIONS	1	2	3	4	5	6	7
30 SECTIONS	1	2	3	4	5	6	7
31 SECTIONS	1	2	3	4	5	6	7
32 SECTIONS	1	2	3	4	5	6	7
33 SECTIONS	1	2	3	4	5	6	7
34 SECTIONS	1	2	3	4	5	6	7
35 SECTIONS	1	2	3	4	5	6	7
36 SECTIONS	1	2	3	4	5	6	7
37 SECTIONS	1	2	3	4	5	6	7
38 SECTIONS	1	2	3	4	5	6	7
39 SECTIONS	1	2	3	4	5	6	7
40 SECTIONS	1	2	3	4	5	6	7
41 SECTIONS	1	2	3	4	5	6	7
42 SECTIONS	1	2	3	4	5	6	7
43 SECTIONS	1	2	3	4	5	6	7
44 SECTIONS	1	2	3	4	5	6	7
45 SECTIONS	1	2	3	4	5	6	7
46 SECTIONS	1	2	3	4	5	6	7
47 SECTIONS	1	2	3	4	5	6	7
48 SECTIONS	1	2	3	4	5	6	7
49 SECTIONS	1	2	3	4	5	6	7
50 SECTIONS	1	2	3	4	5	6	7

2

**DEPARTMENT AND
PUBLIC
COMMENTS**

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

Private Development Section

Mayor Dan Sullivan

RECEIVED

MEMORANDUM

JUL 11 2011

Comments to Planning and Zoning Commission Applications Petition
MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

DATE: July 11, 2011

TO: Angela Chambers, Current Planning Section Supervisor

FROM: Matthew Hendrick, Plan Review Engineer

SUBJECT: Comments for Planning and Zoning Commission
Public Hearing date: August 8, 2011

Case 2011-080 -- Rezone Amendment PLI-p Public Lands & Institution

Private Development has no objection to approval.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

RECEIVED

DATE: July 11, 2011

JUL 12 2011

TO: Angela Chambers, Acting Division Manager Zoning Division
Division

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

THRU: Stephanie Mormilo, PE, Municipal Traffic Engineer
Leland R Coop, Traffic Engineer Associate

FROM: Dwayne Ferguson, Assistant Traffic Engineer

SUBJECT: Traffic Engineering Comments for a Planning and Zoning Commission
Public Hearing to be held on Monday, August 8, 2011.

2011-080 Amendment ordinance to rezone approximately 10.46 Acres from
R-6 SL to PLI-P for Eagle Valley Subdivision.

Traffic Engineering has no objections.



RECEIVED

JUN 23 2011

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION
FLOOD HAZARD REVIEW SHEET

Date: June 22, 2011

Case: 2011-080

Flood Hazard Zone: A/X

Map Number: 0415D

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:

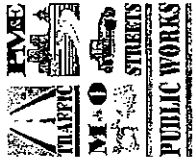
"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and 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 objection to the proposed rezone.

I have no comments on this case.

Reviewer: Jeffrey Urbanus, CFM



MUNICIPALITY OF ANCHORAGE
PUBLIC WORKS DEPARTMENT
 4700 Elmwood Road
 Anchorage AK 99507

RECEIVED

JUN 27 2011

MUNICIPALITY OF ANCHORAGE
 ZONING DIVISION

Project Review Form

Project Name: Residential rezone / Eagle River, Hiland Project No: 01-01b
 2011-080

Project Status: Design Study 35% 65% 95% Other Rezone Amendment

Name/Title: Randy Bergt / Sandy Hansen

Organization / Department: Transit Project Coordinator Date: June 27, 2011

Phone Number: 343-8285 or 343-8213

Page/ Sheet No.	Reviewer	Comment	Response
1)		No comment. People Mover does not offer service in this area, at this date.	
2)		Thank you for the opportunity to review.	
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			
11)			
12)			
13)			
14)			



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



MEMORANDUM

RECEIVED

DATE: June 28, 2011 JUN 28 2011

TO: Angela Chambers, Manager, Current Planning Section MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

FROM: Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program

SUBJECT: Comments on Cases due June 11 and 15, 2011

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

2011-080 Rezone Amendment PLI-p

No objection

2011-087 Title 21 Rewrite - Chapter 21:10 Chugiak-Eagle River Land Use Regulations

No objection



MUNICIPALITY OF ANCHORAGE

Development Services Division

Right of Way Section

Phone: (907) 343-8240 Fax: (907) 343-8250



RECEIVED

DATE: July 12, 2011
TO: Planning, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Lynn McGee, Senior Plan Reviewer
SUBJ: Comments on Planning and Zoning Commission case(s) for August 8, 2011.

JUL 12 2011

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Right of Way Section has reviewed the following case(s) due July 11, 2011.

11-080 **Eagle Valley, Tract B, grid SW0158**
(Rezoning Amendment Request, PLI-p Park)
Right of Way Section has no comments at this time.
Review time 15 minutes.

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Building Safety

RECEIVED

JUL 12 2011

MEMORANDUM

Comments to Miscellaneous Planning and Zoning Applications
MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

DATE: July 12, 2011
TO: Angela Chambers, Manager, Zoning and Platting
FROM: Ron Wilde, P.E.
Building Safety
SUBJECT: Comments for Case 2011-080

No Comment

**Municipality of Anchorage
MEMORANDUM**

RECEIVED

JUL 14 2011

DATE: July 11, 2011

TO: Angela Chambers, Manager, Zoning and Platting Division

**MUNICIPALITY OF ANCHORAGE
ZONING DIVISION**

FROM: Jillanne Inglis, Land Use Plan Reviewer

SUBJECT: Land Use Review Comments, Planning and Zoning Commission case for the meeting of Monday, August 8, 2011.

Case #: 2011-080

Type: Rezone

Subdivision: Eagle Valley Subdivision, Tract B

No Comment

(Reviewer: Jillanne Inglis)

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

JUL 14 2011

MEMORANDUM

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

DATE: July 13, 2011
TO: Angela Chambers, Supervisor, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Tech III, AWWU *PH*
SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing August 8, 2011
Agency Comments due July 11, 2011

AWWU has reviewed the materials and has the following comments.

11-080 **EAGLE VALLEY TR B, Rezone Amendment PLI-p Public Lands & Institutions (p=park), Grid SW0158, 0258**

1. AWWU water and sanitary sewer service are available to this parcel.
2. AWWU has no objection to this site plan review.

11-087 **TITLE 21 CHUGIAK-EAGLE RIVER, Title 21 Rewrite – Chapter 21:10, Chugiak-Eagle River Land Use Regulations, Grid N/A**

1. AWWU water and sanitary sewer service is available to some of the Chugiak-Eagle River area.
2. AWWU has no objection to this Title 21 Rewrite.

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

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:**

2. View Comments:

Case Num: 2011-080
 Rezone Amendment PLI-p Public Lands & Institutions (p=park)

Site Address: N/A

Location: Ordinance No. AO 2011-63, an ordinance amending the zoning map and providing for the rezoning of approximately 10.46 acres from R-6 SL (Suburban Residential District - Large Lot with Special Limitations) District per AO 84-143 to PLI-p (Public Lands and Institutions - Park) District for Eagle Valley Subdivision, Tract B, generally located at the confluence of Eagle River and South Fork of Eagle River, Assembly Chair Osslander. TO BE REFERRED TO THE PLANNING AND ZONING COMMISSION.

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

Public Comments

6/6/11
 Andrew Brewer
 21595 Falling Water Cir
 Eagle River AK 99577-9426

Inasmuch as I discovered this discrepancy on the official Zoning Map, I am pleased to see that action has been taken to get the correct zoning in place. This matter was taken up at two of our Council meetings this spring, and Debbie Osslander has championed our cause. In addition, it should be noted that the tract to the immediate west should also be zoned PLI-p and the one the north likewise. For some reason the map has not been updated to reflect the current condition of the Greenbelt. Other maps, including those from the Muni Assessor's Office (as provided by Jerry Weaver) and one from the Chugach State Park (as provided by Tom Harrison) all show the correct designation for Public Lands in the greenbelt. By whatever process is necessary, we request that the Muni please get its documents in order and show that the Eagle River Greenbelt is intact as understood by other Agencies and the Public at large. Thank you ! Andrew Brewer SFCC, President

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

3

APPLICATION

MUNICIPALITY OF ANCHORAGE

ANCHORAGE ASSEMBLY

**Assembly Chambers, Z. J. Loussac Library
3600 Denali Street, Anchorage, Alaska**

Minutes for Regular Meeting of May 24, 2011

1. CALL TO ORDER

Chair Ossiander convened the Regular Assembly Meeting of May 24, 2011 at 5:02 p.m.

2. ROLL CALL A Quorum was achieved with 10 Assemblymembers present.

PRESENT: Drummond, Traini, Honeman, Gray-Jackson, Ossiander, Hall, Starr, Trombley, Johnston and Flynn.
EXCUSED: Birch.

3. PLEDGE OF ALLEGIANCE
Assemblymember Hall led the pledge.

4. MINUTES OF PREVIOUS MEETINGS

4.A. Regular Meeting - April 12, 2011.
Minutes041211.pdf

Johnston moved, to approve the meeting minutes from the Regular Assembly Meeting
Starr seconded, of April 12, 2011

and this motion was passed, 10-0-1.

AYES: Drummond, Traini, Honeman, Gray-Jackson, Ossiander, Hall, Starr, Trombley,
Johnston and Flynn.

NAYS: None.

EXCUSED: Birch.

5. MAYOR'S REPORT

6. ASSEMBLY CHAIR'S REPORT

PRESENT: Trombley, Birch, Starr, Johnston, Flynn, Ossiander, Gray-Jackson, Traini, Honeman, Drummond and Hall.

Clerk's Note: Assemblymember Birch arrived after the meeting was underway at 5:08 p.m.

7. COMMITTEE REPORTS
Anchorage Park Foundation presented their Bi-Annual Report.
BETH NORDLUND, Executive Director, Anchorage Park Foundation, spoke.
MARK KROLOFF, Board Member, Anchorage Park Foundation, appeared.

8. ADDENDUM TO AGENDA

Honeman moved, to incorporate the Addendum and Laid on the Table items into the
Traini seconded, Agenda

- 9.E.5. Information Memorandum No. AIM 52-2011, AWWU Alaska Clean Water Fund and Alaska Drinking Water Fund Loan Report, Anchorage Water and Wastewater Utility.
AIM0522011_1stQtr2011_AWWU Loan Report.doc
- 9.E.6. Information Memorandum No. AIM 53-2011, MOA Trust Fund Status - 2010 Year in Review, Finance Department.
AIM0532011_MOA Trust Fund 2010.doc
- 9.E.7. Information Memorandum No. AIM 54-2011, Investment Advisory Commission Annual Report - 2010 Year in Review, Finance Department.
AIM0542011_1_Annual Letter from IAC - 2010 Year in Review.doc
AIM0542011_2_IAC Annual Report - 2010.pdf

Starr moved, to accept AIM 54-2011
Honeman seconded,

and this motion was passed, 11-0.

AYES: Drummond, Traini, Honeman, Gray-Jackson, Ossiander, Hall, Starr, Trombley, Johnston, Flynn and Birch.

NAYS: None.

KAREN JORDAN, Chair, Investment Advisory Commission, spoke.

- 9.E.8. Information Memorandum No. AIM 55-2011, Notice of Award for Invitation to Bid (ITB) 2011C021, Porcupine Building Interior Renovation to Mantech Mechanical, Inc. for the Municipality of Anchorage, Public Works Department, Maintenance & Operations Division (\$244,020), Purchasing Department.
AIM0552011_1_ROA 2011C021 Mantech Mechanical, M&O.doc
AIM0552011_2_2011C021 Mayors Waiver of Formal Procedures.pdf
AIM0552011_3_2011C021 Dept. Request for Waiver of Formal Procedures.pdf
- 9.E.9. Information Memorandum No. AIM 56-2011, contracts awarded between \$50,000 and \$500,000 through formal competitive processes for the month of April 2011, Purchasing Department.
AIM0562011_1_50K-500K April 2011.doc
AIM0562011_2_50K to 500K April 2011_rpt.doc
- 9.E.10. Information Memorandum No. AIM 57-2011, Sole Source Procurement Report for the month of April 2011, Purchasing Department.
AIM0572011_1_SOLE SOURCE APRIL 2011.DOC
AIM0572011_2_SOLE SOURCE APRIL 2011_rpt.DOC

9.F. ORDINANCES AND RESOLUTIONS FOR INTRODUCTION

- 9.F.1. Ordinance No. AO 2011-63, an ordinance amending the zoning map and providing for the rezoning of approximately 10.46 acres from R-6 SL (Suburban Residential District - Large Lot with Special Limitations) District per AO 84-143 to PLI-p (Public Lands and Institutions-Park) District for Eagle Valley Subdivision, Tract B, generally located at the confluence of Eagle River and South Fork of Eagle River, Assembly Chair Ossiander. TO BE REFERRED TO THE PLANNING AND ZONING COMMISSION.
AO2011063_1_South Fork Park rezone to PLI-p.doc
AO2011063_2_South Fork Park rezone Exhibit A.pdf

Hall moved, to introduce and refer to the Planning and Zoning Commission
Honeman seconded,
and this motion did not come to a vote.

Starr concurring third.

- 9.F.2. Ordinance No. AO 2011-64, an ordinance amending Anchorage Municipal Code Title 4, Boards & Commissions, and Anchorage Municipal Code Sections 7.40.050 and 16.95.025, to create new boards

Submitted by: Assembly Chair Ossiander
Prepared by: Community Development Staff
Reviewed by: Assembly Counsel
For reading: May 24, 2011

**Anchorage, Alaska
AO 2011-63**

1
2
3
4 **AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE**
5 **REZONING OF APPROXIMATELY 10.46 ACRES FROM R-6 SL (SUBURBAN**
6 **RESIDENTIAL DISTRICT - LARGE LOT WITH SPECIAL LIMITATIONS)**
7 **DISTRICT PER AO 84-143 TO PLI-P (PUBLIC LANDS AND INSTITUTIONS -**
8 **PARK) DISTRICT FOR EAGLE VALLEY SUBDIVISION, TRACT B, GENERALLY**
9 **LOCATED AT THE CONFLUENCE OF EAGLE RIVER AND SOUTH FORK OF**
10 **EAGLE RIVER .**

11
12 **THE ANCHORAGE ASSEMBLY ORDAINS:**

13
14 **Section 1.** The zoning map shall be amended by designating the following
15 described property as PLI-p (Public lands and institutions - park) district:

16
17 Eagle Valley Subdivision, Tract B, containing approximately 10.46 acres,
18 generally located at the confluence of Eagle River and South Fork of Eagle
19 River, as shown on Exhibit "A" attached.

20
21 **Section 2.** This ordinance shall become effective 10 days after the Deputy Director
22 of the Planning Division has received the written consent of the owners of the
23 property within the area described in Section 1 above to the special limitations
24 contained herein. The rezone approval contained herein shall automatically expire,
25 and be null and void, if the written consent is not received within 120 days after the
26 date on which this ordinance is passed and approved. In the event no special
27 limitations are contained herein, this ordinance is effective immediately upon passage
28 and approval. The Deputy Director of the Planning Division shall change the zoning
29 map accordingly.

30
31 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
32 _____, 2011.

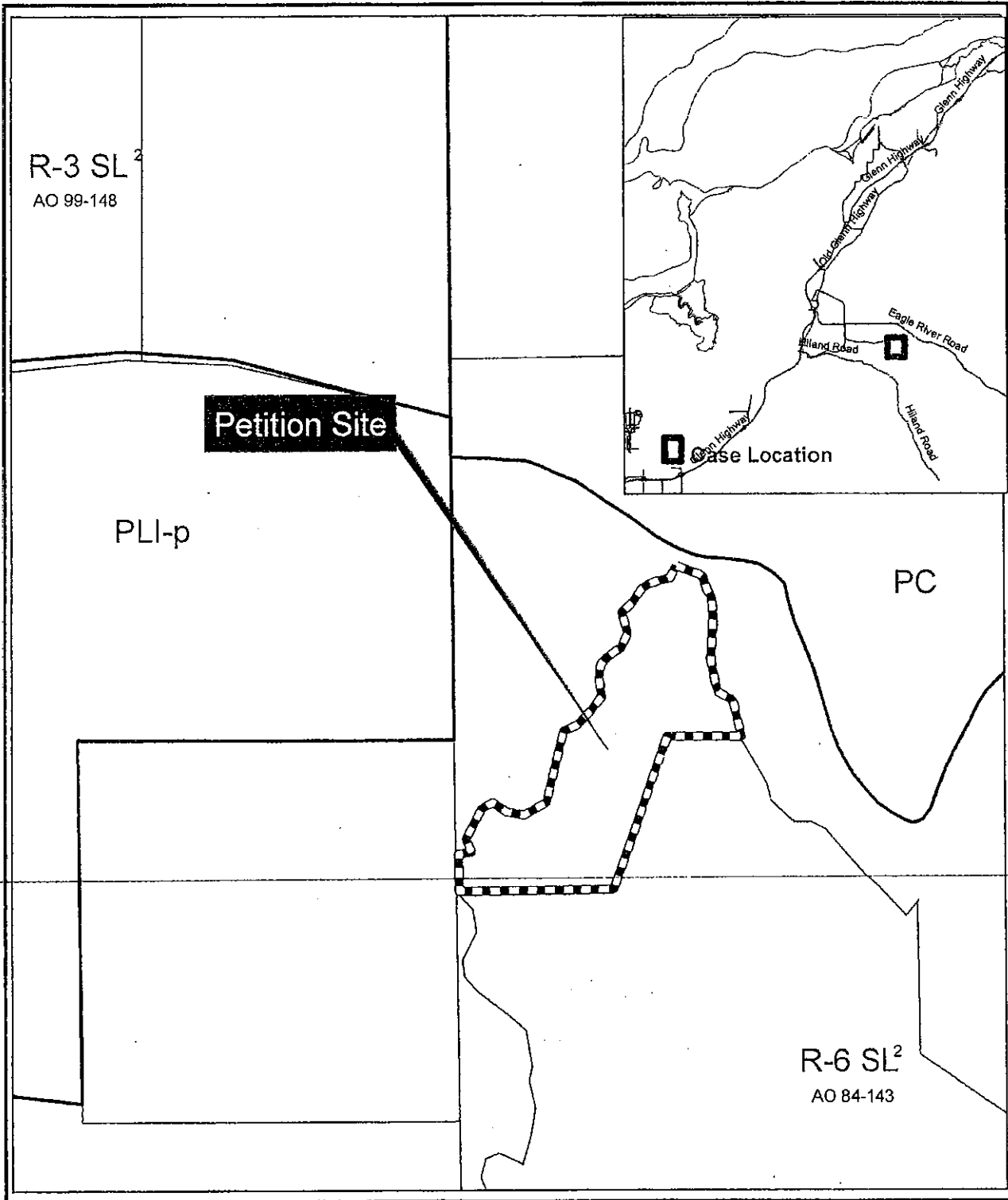
33
34 _____
Chair

35 ATTEST:

36
37 _____
38 Municipal Clerk




Attachment: EXHIBIT A

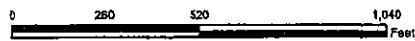
Exhibit A



Municipality of Anchorage
Planning Department

Date: May 12, 2011

Flood Limits
 100 Year
 500 Year
 Floodway



**POSTING
AFFIDAVIT**




AFFIDAVIT OF POSTING

Case Number: 2011-080

I, Karen Iverson, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for rezone to PLIP. The notice was posted on 7/21/11 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 21 day of July, 2011.


Signature

posting approved
by AC + JTW

LEGAL DESCRIPTION

Tract or Lot B
Block _____
Subdivision Eagle Valley

**Notice of
Public
Hearing**

This property proposed
Zone 20108
For information call:
313-773
Or visit our website at
www.michigan.gov

21/07/2011 16:45

**HISTORICAL AND
RELATED
INFORMATION**

AMENDED AND APPROVED
DATE 8-21-84

Submitted by: Chairman of the Assembly
At the Request of
the Mayor
Prepared by: Department of
Community Planning
For Reading:

Anchorage, Alaska
AO No. 84-143 (As amended)

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM U (UNRESTRICTED) TO PLI (PUBLIC LANDS AND INSTITUTIONS); W (WATERSHED); R-10 (RESIDENTIAL ALPINE/SLOPE); R-10/SL¹ (RESIDENTIAL ALPINE/SLOPE) WITH SPECIAL LIMITATIONS FOR MINIMUM LOT SIZE AND DETACHED SINGLE-FAMILY STRUCTURES; R-10/SL² (RESIDENTIAL ALPINE/SLOPE) WITH SPECIAL LIMITATIONS FOR MINIMUM LOT SIZE, DETACHED SINGLE FAMILY STRUCTURES, AND STRUCTURE SETBACKS ALONG SOUTH FORK; R-6 (RURAL RESIDENTIAL): R-6/SL¹ (RURAL RESIDENTIAL) WITH SPECIAL LIMITATIONS FOR SINGLE FAMILY DETACHED STRUCTURES, AND SITE AND/OR STRUCTURAL DESIGN REQUIREMENTS ADJACENT TO EAGLE RIVER; R-6/SL² (RURAL RESIDENTIAL) WITH SPECIAL LIMITATIONS FOR SINGLE FAMILY DETACHED STRUCTURES, SITE AND/OR STRUCTURAL DESIGN REQUIREMENTS ADJACENT TO EAGLE RIVER, AND STRUCTURE SETBACKS ON SOUTH FORK; R-1A (SINGLE-FAMILY RESIDENTIAL) WITH SPECIAL LIMITATION FOR SITE PLAN REVIEW; PCD (PLANNED COMMUNITY DISTRICT) WITH SPECIAL LIMITATION FOR RESIDENTIAL AND/OR INSTITUTIONAL USES; FOR SECTIONS 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, T13N, R1E, S.M.; AND SECTIONS 1, 2, 11, 12, 13, 14, T13N, R1W, S.M.; AND SECTION 31, T14N, R1E, S.M.; AND SECTIONS 25, 26, 31, 35, 36, T14N, R1W, S.M.; AND SECTIONS 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, T13N, R1W, S.M.; AND SECTIONS 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33, 34, T14N, R1W, S.M.; AND SECTIONS 13, 14, 23, 24, T14N, R2W, S.M. OR PORTIONS THEREOF; AS DEPICTED IN EXHIBIT A, GENERALLY LOCATED EAST OF THE GLENN HIGHWAY AND SOUTH OF THE EAGLE RIVER, COMMONLY REFERRED TO AS SOUTH EAGLE RIVER VALLEY AND SOUTH FORK OF EAGLE RIVER, CONTAINING 15,000 ACRES MORE OR LESS (SOUTH FORK COMMUNITY COUNCILS).

THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. That the zoning is amended by designating Sections 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, T13N, R1E, and Sections 1, 2, 11, 12, 13, 14, T13N, R1W, and Section 31, T14N, R1E, and Sections 25, 26, 31, 35, 36, T14N, R1W, and Sections 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, T13N, R1W, and Sections 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33, 34, T14N, R1W, and Sections 13, 14, 23, 24, T14N, R2W, S.M., or portions thereof; as depicted in Exhibit A, generally located east of the Glenn Highway and south of the Eagle River, commonly referred to as South Eagle River Valley and South Fork of Eagle River, containing 15,000 acres more or less.

SECTION 2. The R-10(SL)¹ district is subject to the following special limitations:

1. The minimum lot size requirement shall be 1.25 acres.
2. Residential structure types shall be restricted to single-family detached units.

SECTION 3. The R-10(SL)² district is subject to the following special limitations:

1. The minimum lot size requirement shall be 1.25 acres.
2. Residential structure types shall be restricted to single-family detached units.
3. Beginning 300 feet above unnamed waterfall and continuing to the north boundary of the R-10 use district in Section 21, there shall be a structure setback of 75 feet in width, measured from the mean high water of each side of the South Fork of Eagle River. Areas affected by this Special Limitation shall remain undisturbed except for necessary utility and roadway crossings, the alignments of which to be determined during the process of platting. Disturbed areas created by utility or roadway crossings shall be revegetated.

SECTION 4. The R-6(SL)¹ district is subject to the following special limitations:

1. Residential structure types shall be restricted to single-family detached units.
2. Design measures to protect the vegetative fringe of Eagle River and ensure minimal floodplain disturbance through site design and/or structural design measures shall be submitted during the process of platting.

SECTION 5. The R-6(SL)² district is subject to the following special limitations:

1. Residential structure types shall be restricted to single-family detached units.
2. Design measures to protect the vegetative fringe of Eagle River and ensure minimal floodplain distur-

bances through site design and/or structural design measures shall be submitted during the process of platting.

3. There shall be a structure setback of 75 feet in width measured from the mean high water of each side of the South Fork of Eagle River. Areas affected by this special limitation shall remain undisturbed except for necessary utility and roadway crossings, the alignments of which to be determined during the process of platting. Disturbed areas created by utility or roadway crossing shall be revegetated.

SECTION 6. The R-1A district is subject to the following special limitation:

1. A site plan shall be submitted for review to the Planning and Zoning Commission prior to platting that identifies the proposed development plan. This site plan shall include transition space between rural and urban residential densities and shall designate the protection of areas in excess of 25 percent slope and within floodplains.

SECTION 7. The PCD district is subject to the following special limitation:

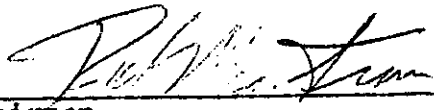
1. Uses shall be restricted to residential and/or public institutional.

SECTION 8. 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 special limitations set forth in this ordinance shall apply in the same manner as if the district classification applied by the ordinance were not subject to special limitations.

SECTION 9. The Director of Community Planning shall change the zoning map accordingly.

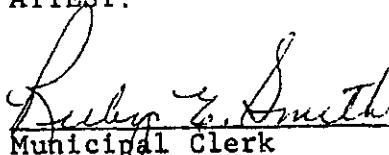
SECTION 10. This ordinance becomes effective ten days after passage and approval.

PASSED AND APPROVED by the Anchorage Assembly, this
21st day of August, 1984.



Chairman

ATTEST:



Municipal Clerk

bp15/mao1

()

Submitted by: Chairman of the Assembly
At the Request of the Mayor
Prepared by: Department of Community
Planning
For reading: October 28, 1986

AMENDED AND APPROVED
DATE 11-18-86

ANCHORAGE, ALASKA
AO NO. 86-185

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-6 SL (SUBURBAN RESIDENTIAL DISTRICT - LARGE LOT) WITH SPECIAL LIMITATIONS TO B-4 SL (RURAL BUSINESS DISTRICT) WITH SPECIAL LIMITATIONS FOR 98.1 ACRES LOCATED IN A PORTION OF THE NE $\frac{1}{4}$ OF SECTION 20 AND THE NW $\frac{1}{4}$ OF SECTION 21, T14N, R1W, S.M., AS DEPICTED IN EXHIBIT A AND DESCRIBED IN EXHIBIT B ATTACHED (SOUTH FORK COMMUNITY COUNCIL).

THE ANCHORAGE ASSEMBLY ORDAINS THAT:

Section 1. The zoning map shall be amended by designating the following described property as a B-4 (Rural Business District) with Special Limitations zone:

98.1 acres located in a portion of the NE $\frac{1}{4}$ of Section 20 and the NW $\frac{1}{4}$ of Section 21, T14N, R1W, S.M., as depicted in Exhibit A and described in Exhibit B attached (Planning and Zoning Commission Case 86-051).

Section 2. The zoning map amendment stated in Section 1 is subject to the following special limitations regarding the uses of the property:

Only the following uses under Section 21.40.190 B-4 (Rural Business District) will be permitted.

- a. restaurants, cafes, and other places serving food and beverages; uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted by conditional use only;
- b. gift, novelty and souvenir shops;
- c. hotels, motels, and motor lodges, sports lodges;
- d. utility substations;
- e. single-family, two-family and multiple family dwellings.

Section 3. This zoning map amendment is subject to the following special limitations establishing design standards for the property described in Section 1:

Am 12 13-86

- A. A greenbelt, public use easement with a uniform width of ~~200~~⁷⁵ feet. shall be designated along the entire length of the property bordered by the South Fork of Eagle River. The description of this easement shall not be recorded except in a form that has been approved in writing by the Director of the Department of Community Planning. The easement area shall not be changed, developed or otherwise disturbed except in the manner authorized by the site plan approved for the property or by subsection F of this section.
- B. That portion of the South Fork Park identified at page 33 of the Greenbelt Plan, adopted by Assembly Resolution No. AR 85-88, shall be treated as a reserve tract in accordance with AMC §§21.80.100-.110.
- C. The subdivision authorized by this ordinance shall be properly approved and recorded in accordance with the provisions of AMC title 21 before any land use permit may be issued.
- D. No land use permit may be issued for a use other than residential until after the Planning and Zoning Commission has approved a site plan for the property consistent with AMC 21.15.030 and 21.15.200. The Planning and Zoning Commission may schedule its review of the site plan for this property at any reasonable time as an independent item of business. The Planning and Zoning Commission shall address, without limitation, the following issues in the site plan:
1. access to the site and adjacent greenbelt;
 2. provision for water and sewer services for the site;
 3. the height of structures and roof lines on the site;
 4. the affect of on-site lighting on off-site areas;
 5. the need to enlarge the width of the greenbelt public use easement required by section A of this section to accommodate physical features

of the site and the development proposed for it in the site plan (including nature of the land use and structure size); and

6. designation of utilities and road crossings within the greenbelt public use easement along Eagle River, including required revegetation work after authorized improvements have been installed there.
- E. Site distance heights between each area of the site where a principal structure is to be placed pursuant to the proposed site plan and Eagle River Road shall be established by a balloon test and the results of that test shall be submitted with the site plan proposal.
- F. Prior to approval of the site plan by the Planning and Zoning Commission, no part of the property shall be altered, cleared or developed except for that absolute minimum amount of vegetation removal which is directly related to utility facility placement, soil testing, well drilling, surveying or collection of other data necessary for the site plan approval process. Written notice shall be provided to the Director of the Community Planning Department at least 8 days before any action is taken pursuant to this subsection.
- G. The Planning and Zoning Commission shall act as the Platting Authority for this property pursuant to AMC 21.15.030(I)(2).
- H. Any residential development on the site shall be subject to the requirements of AMC 21.40.080 for R-6 (Suburban Residential District - Large Lot).

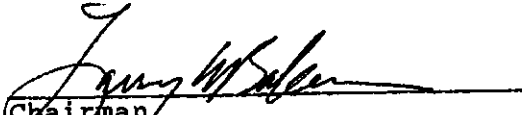
Section 4. The special limitations set forth in this ordinance prevail over any inconsistent provision of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special limitation set forth in

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

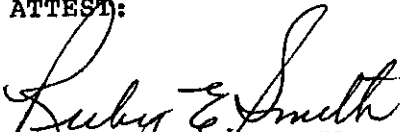
Section 5. This ordinance shall become effective only upon the occurrence of the following events no later than three years after the date of Assembly approval of this ordinance:

- A. Issuance of a land use permit for the property providing for development of a resort, including overnight guest facilities; and
- B. The Planning and Zoning Commission has approved a site plan for the property; and
- C. A final plat establishing the zoning boundaries and reserve tract described in this ordinance has been filed with the District Recorder, Third Judicial District at Anchorage.

PASSED AND APPROVED by the Anchorage Assembly this 18th day of November, 1986.


Chairman

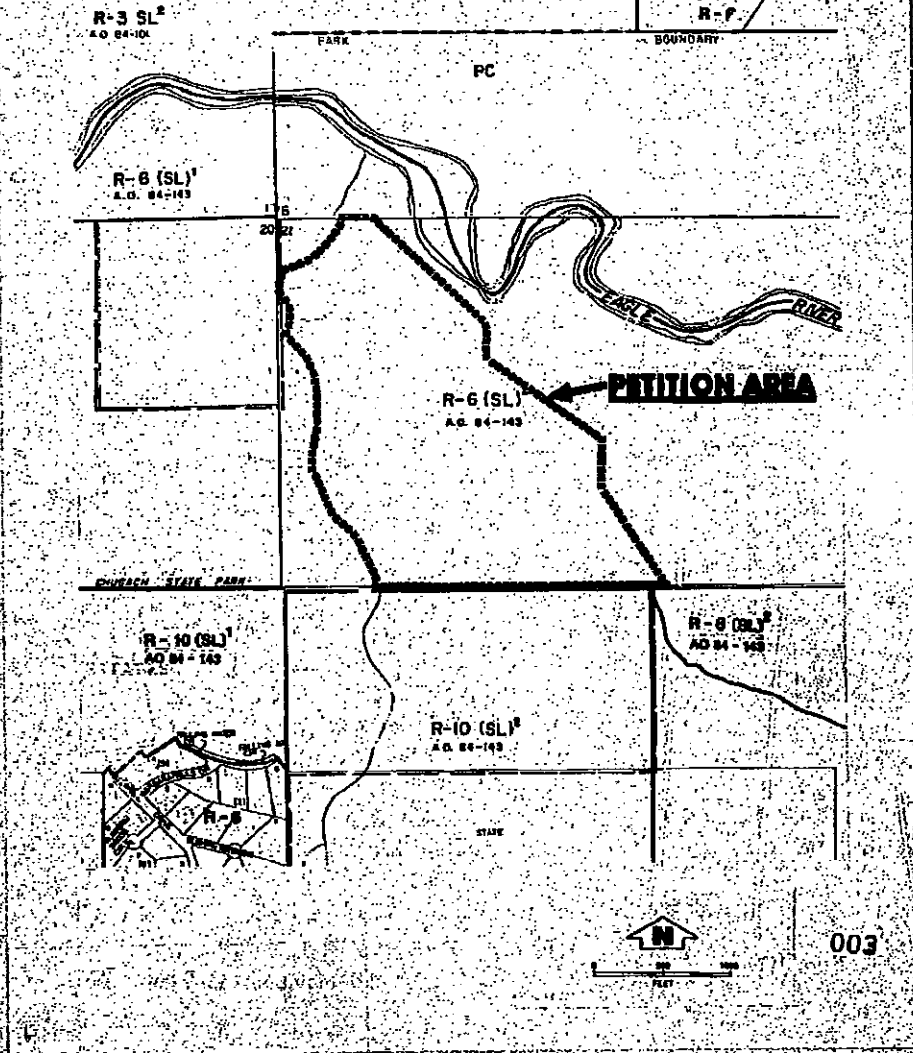
ATTEST:


Municipal Clerk

LEGAL/JG:dmj

86 - 051

REZONING



Submitted by: Assemblyman Dyson
Prepared by: Assemblyman Dyson
For Reading:

ANCHORAGE, ALASKA
AO NO. 87-20S-1

APPROVED

Date: 3-31-87

AN ORDINANCE REPEALING AO 86-185 AND AMENDING THE ZONING MAP TO PROVIDE FOR THE REZONING FROM R-6SL (SUBURBAN RESIDENTIAL DISTRICT - LARGE LOT) WITH SPECIAL LIMITATIONS TO B-4SL (RURAL BUSINESS DISTRICT) WITH SPECIAL LIMITATIONS FOR 104 ACRES LOCATED IN A PORTION OF THE SW1/4 OF SECTION 16, AND NW1/4 OF SECTION 21, T14N, R1W, S.M., AS DEPICTED IN EXHIBIT A AND DESCRIBED IN EXHIBIT B ATTACHED (SOUTH FORK COMMUNITY COUNCIL).

THE ANCHORAGE ASSEMBLY ORDAINS THAT:

Section 1. AO No. 86-185 is hereby repealed.

Section 2. The zoning map shall be amended by designating the following described property as a B-4 (Rural Business District) with Special Limitations zone:

Approximately [104] 108 acres located in a portion of the SW1/4 of Section 16, and the NW1/4 of Section 21, T14N, R1W, S.M., as depicted in Exhibit A and described in Exhibit B attached (Planning and Zoning Commission Case 86-051-2).

Section 3. This zoning map amendment is subject to the following special limitations regarding the uses of the property:

Only the following principal uses under Section 21.40.190 B-4 (Rural Business District) will be permitted.

- a. restaurants, cafes, and other places serving food and beverages; uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted by conditional use only;
- b. gift, novelty and souvenir shops;
- c. hotels, motels, and motor lodges, sports lodges;
- d. utility substations;
- e. single-family, two-family and multiple family dwellings;
- f. clothing and apparel shops;
- g. sporting goods shops.
- h. drugstores,
- i. bookstores,
- j. stationery stores,
- k. photographers,
- l. banking and financial institutions,

Am 302-87

- m. day care and 24-hour child care facilities,
- n. churches, to include any place of religious worship along with their accessory uses, including without limitation, parsonages, meeting rooms, and child care provided for persons while they are attending religious functions, but excluding daycare uses which shall be permitted only if they are otherwise allowed in accordance with Title 21. Use of church building other than a parsonage for purpose of housing or providing shelter is not permitted except as otherwise allowed in Title 21.
- o. retail food stores and liquor stores, uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted by conditional use only.

Section 4. This zoning map amendment is subject to the following special limitations establishing design standards for the property:

- A. A greenbelt public use easement with a uniform width of 75 feet shall be designated along the entire length of the property bordered by the South Fork of Eagle River and shown on the plat establishing the boundaries of the property subject to this zoning amendment. The easement area shall not be changed, developed or otherwise disturbed except in the manner authorized by the site plan approved for the property or by subsection G of this section. The width of the greenbelt public use easement may not be increased by the Platting Authority.
- B. Public trail easements of a uniform width of 25 feet shall be designated within the 75 foot greenbelt public use easement running along the South Fork of Eagle River and from the west boundary of the property to the east boundary of the property running in a generally southeasterly direction from the area identified as the South Fork Park on page 33 of the Eagle River Greenbelt Plan, adopted by Assembly Resolution No. AR 85-88. The trail easements shall be noted on the plat of the property and delineated on the site plan for the proposed development. With the agreement of the property owner, the trail easement may be located outside of the boundaries of the greenbelt public use easement where construction of the trail easement is not practical within the greenbelt public use easement.
- C. The development authorized by this ordinance shall be properly approved and recorded in accordance with the provisions of AMC Title 21 before any land use permit may be issued.

- D. The Planning and Zoning Commission shall act as the Platting Authority for this property pursuant to AMC 21.15.030(I)(2).
- E. No land use permit may be issued for a use other than single family residential until after the Planning and Zoning Commission has approved a site plan for the property consistent with AMC 21.15.030 and 21.15.200. The Planning and Zoning Commission may schedule its review of the site plan for this property at any reasonable time as an independent item of business. The Planning and Zoning Commission shall address the following issues in the site plan:
1. Access to the site and adjacent greenbelt;
 2. provision for water and sewer services for the site;
 3. the height of structures and roof lines on the site;
 4. the affect of on-site lighting on off-site areas;
 5. the need to establish appropriate vegetative buffers based on physical features of the site and the development proposed for the site including the nature of the land use and structure size. The purpose of vegetative buffers is to preserve the pristine character of the Eagle River and South Fork river corridors while at the same time permitting accessory uses and structures reasonably related to the trail system, river recreation, and/or water supply.
 6. designation of utility and road crossings within the greenbelt public use easement along the South Fork of Eagle River, including required revegetation work after authorized improvements have been installed there.
- F. Site distance heights between each area of the site where a principal structure is to be placed pursuant to the proposed site plan and Eagle River Road shall be established by a balloon test and the results of that test shall be submitted with the site plan proposal.

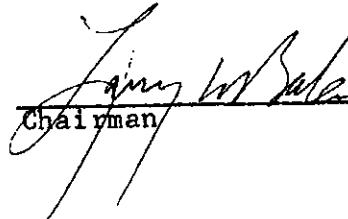
- G. Prior to approval of the site plan by the Planning and Zoning Commission, no part of the property shall be altered, cleared or developed except for that absolute minimum amount of vegetation removal which is directly related to utility facility placement, soil testing, well drilling, surveying or collection of other data necessary for the site plan approval process. Written notice shall be provided to the Director of the Community Planning Department at least 8 days before any action is taken pursuant to this subsection.
- H. Any residential development on the site shall be subject to the requirements of AMC 21.40.080 for R-6 (Suburban Residential District - Large Lot).

Section 5. 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 classifications applied by this ordinance were not subject to special limitations.

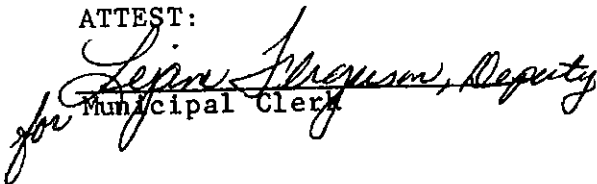
Section 6. This ordinance shall become effective only upon the occurrence of the following events no later than three years after the date of Assembly approval of this ordinance:

- A. A final plat establishing the zoning boundaries described in this ordinance has been filed with the District Recorder, Third Judicial District at Anchorage; and
- B. The Planning and Zoning Commission has approved a site plan for the property.

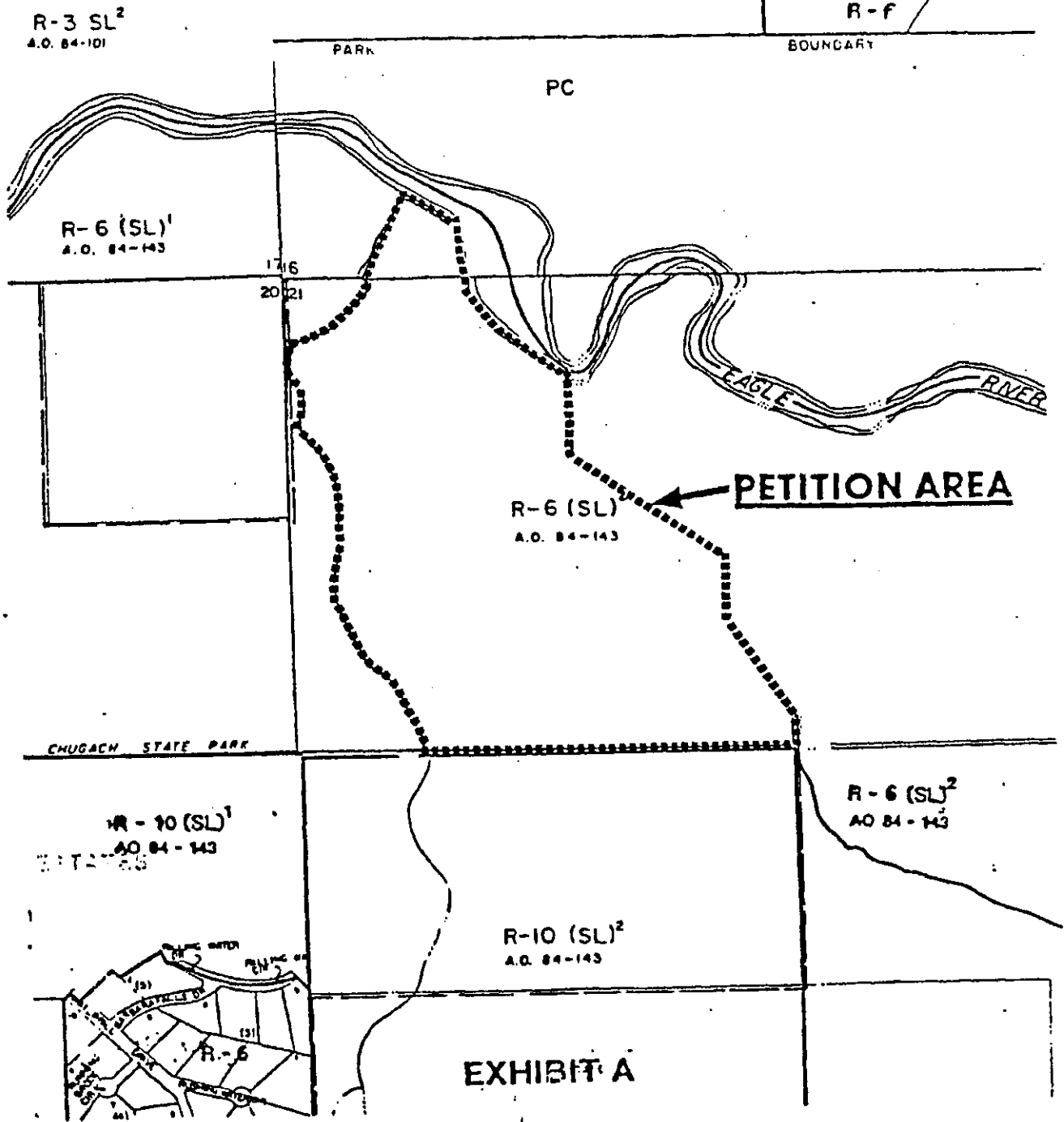
PASSED AND APPROVED by the Anchorage Assembly this 31st day of March, 1987.

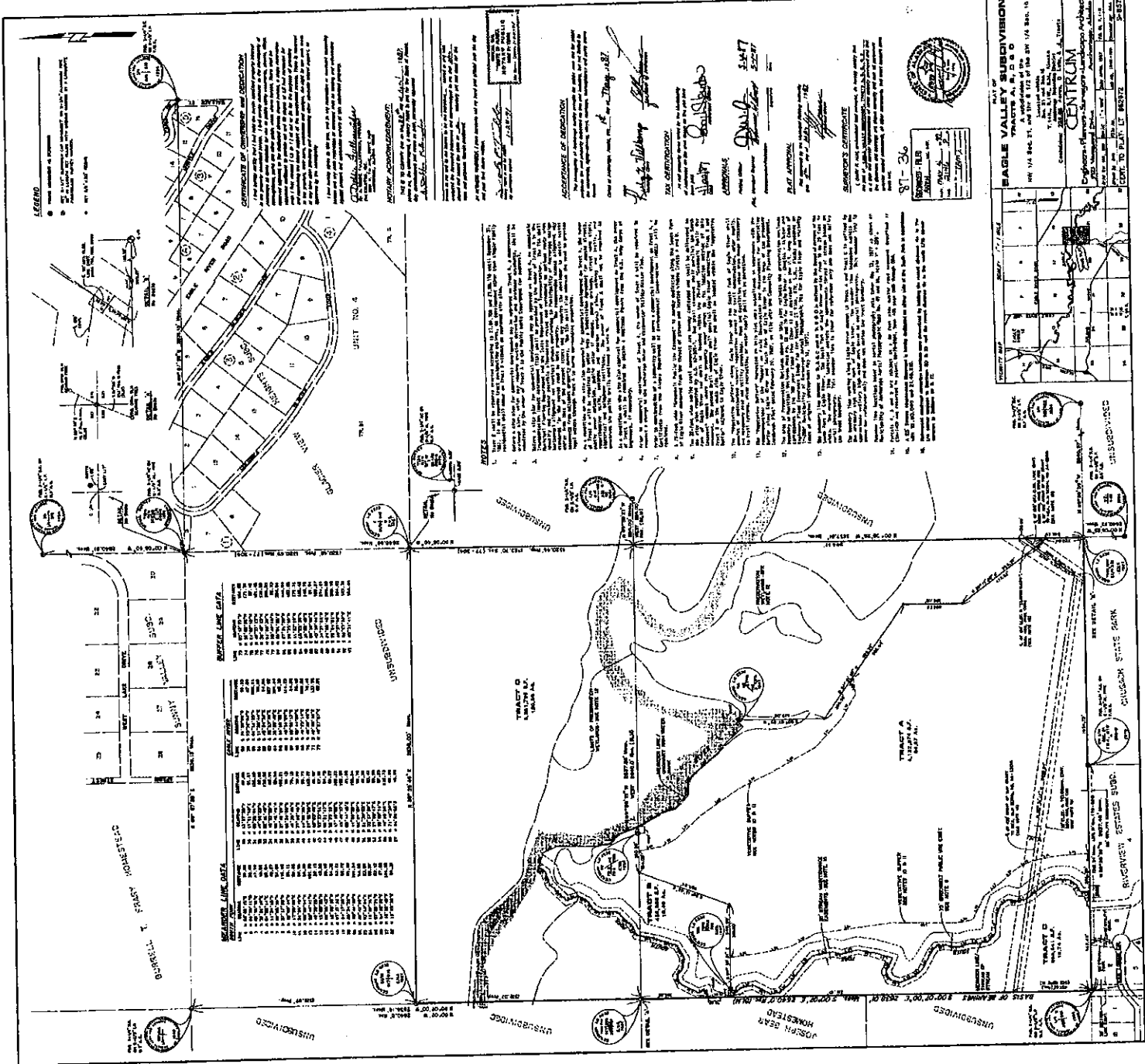

Chairman

ATTEST:


for Municipal Clerk

REZONING





LEGEND

- 1. TRACT BOUNDARIES AS SHOWN
- 2. LOT BOUNDARIES AS SHOWN
- 3. UNDEVELOPED AREAS
- 4. EXISTING IMPROVEMENTS
- 5. PROPOSED IMPROVEMENTS
- 6. EASEMENTS
- 7. UTILITIES
- 8. SURVEY POINTS
- 9. ADJACENT PARCELS

LOT	AREA	AREA	AREA	AREA	AREA
1	10.00	10.00	10.00	10.00	10.00
2	10.00	10.00	10.00	10.00	10.00
3	10.00	10.00	10.00	10.00	10.00
4	10.00	10.00	10.00	10.00	10.00
5	10.00	10.00	10.00	10.00	10.00
6	10.00	10.00	10.00	10.00	10.00
7	10.00	10.00	10.00	10.00	10.00
8	10.00	10.00	10.00	10.00	10.00
9	10.00	10.00	10.00	10.00	10.00
10	10.00	10.00	10.00	10.00	10.00

RESERVE LAND DATA

TRACT A

TRACT B

TRACT C

TRACT D

ACCEPTANCE OF SUBDIVISION

I, *[Signature]*, County Clerk, do hereby certify that the foregoing plat of the Sage Valley Subdivision, as shown on the attached map, is a true and correct copy of the original plat as filed in my office on July 1, 1987.

DATE: JULY 1, 1987

OFFICE: COUNTY CLERK'S OFFICE

PLAT APPROVAL

I, *[Signature]*, County Engineer, do hereby certify that the foregoing plat of the Sage Valley Subdivision, as shown on the attached map, is a true and correct copy of the original plat as filed in my office on July 1, 1987.

DATE: JULY 1, 1987

OFFICE: COUNTY ENGINEER'S OFFICE

RECORDING

I, *[Signature]*, County Recorder, do hereby certify that the foregoing plat of the Sage Valley Subdivision, as shown on the attached map, is a true and correct copy of the original plat as filed in my office on July 1, 1987.

DATE: JULY 1, 1987

OFFICE: COUNTY RECORDER'S OFFICE

NOTICE

Notice is hereby given that the Sage Valley Subdivision, as shown on the attached map, is a true and correct copy of the original plat as filed in my office on July 1, 1987.

87-36

PLAT NO. 4

SAGE VALLEY SUBDIVISION

SAGE VALLEY SUBDIVISION

PLAT NO. 4

JULY 1, 1987

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 87-002A

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR INNSBRUCK SUBDIVISION (S-8579,) CONTAINING APPROXIMATELY 240 ACRES OF LAND GENERALLY LOCATED IN A PORTION OF THE SW¹/₄, SECTION 16, AND NW¹/₄, SECTION 21, T14N, R1W, S.M. ALASKA.

WHEREAS, a petition has been received from Knakanen Corporation, represented by Centrum Engineering for the Innsbruck Subdivision for Tracts A, B, C and D, formally unsubdivided parcels and a variance for Tract C not having physical access and a waiver to require surveying and platting of all contiguous parcels and

WHEREAS, notices were published, posted and mailed and a Public Hearing was held, and

WHEREAS, the petitioner has submitted a revised preliminary plat application that resolves many unresolved issues from the preliminary plat approval, and

WHEREAS, the Commission finds the plat satisfies the objectives of the rezoning of this parcel, and

WHEREAS, the Commission finds that Tract D is to be acquired by the State of Alaska as part of the Eagle River Greenbelt Plan, and

WHEREAS, the Commission finds that Tract B is in the process of being acquired by the Municipality of Anchorage for the south fork park, and

WHEREAS, the Commission finds that Tract A is projected for development as a hotel resort, and

WHEREAS, the Commission finds the plat is in conformance with the Eagle River Greenbelt Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that the Commission recommend approval of the preliminary plat subject to the following conditions:

1. Resolving utility easements;
2. Providing 60' access easements to surrounding properties where required, location to be resolved with the Community Planning Department, Department of Public Works and State Department of Transportation;

3. Resolving street names and designations with Department of Public Works;
4. Revising note #3 to add the following words after the word "shall" in the fifth line:
"identify and evaluate possible alternative routes and"
5. Revising note #4 addition the following words before storm drainage in the fourth line:
"public water, if needed,"
6. Revising note #10 to insert the following in the blank:
"Report on field observations and measurements for vegetative buffer along Eagle River and south fork of Eagle River in the area of proposed Innsbruck plat, February 20, 1987"

BE IT FURTHER RESOLVED, by the Municipal Planning and Zoning Commission that the request for waiver depicting contiguous property under AMC 21.15.110 is approved with the finding that the remaining area is already monumented and will be resurveyed as part of the state acquisition of the greenbelt, and the variance for requiring physical access to Tract C is approved with the finding that adequate access will be provided through the trail system and site plan for development will resolve any access to remaining parcels.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission this 16th day of March, 1987.


Bill Luria
Secretary


Greg Jones
Chair

(8-8579)
(050-362-16)

snc4/r2

Submitted by: Chairman of the Assembly
at the Request of the Mayor
Prepared by: Cultural & Recreational
Services
For reading: September 25, 1990

AMENDED AND APPROVED

Date 10-9-90

ANCHORAGE, ALASKA
AO NO. 90-71 (S)

AN ORDINANCE DEDICATING CERTAIN MUNICIPAL LANDS FOR PARK OR
RECREATIONAL PURPOSES

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The municipally owned real property listed in
Section 2 below is hereby dedicated for permanent or
long-term park or recreational purposes pursuant to the
provisions of Anchorage Municipal Code 25.10.080.

Section 2.

1. Anchorage Town Square Park

Location: Between 5th & 6th Avenues on 'E' Street
Legal: Lot 7A, Blk 51, Anchorage Original Townsite,
excluding the easterly 10'

Tax Code #: 002-101-38

Legal: Lot 6B, Blk 51, Anchorage Original Townsite

Tax Code #: 002-101-37

Legal: Lot 2, Blk 51, Anchorage Original Townsite

Tax Code #: 002-101-21

Legal: Lot 3, Blk 51, Anchorage Original Townsite

Tax Code #: 002-101-22

Legal: Lot 4, Blk 51, Anchorage Original Townsite

Tax Code #: 002-101-23

Total Acres: 1.71

2. Alderwood Park (Ptn of)

Location: Dogwood Street & Elm Street
Legal: Lots 2B & 3 Blk 15A, Government Hill Subd.

Tax Code #'s: 002-047-07 & 08

Total Acres: .58

3. Baxter Bog Park (add to)

Location: Adjacent to Baxter Elementary School
Legal: Tract B2, Baxter Heights Subd.

Tax Code #: 007-171-39

Total Acres: 4.10

1. 65. Peters Creek Park
 2. Location: East side of Old Glenn Hwy at Peter's Creek
 3. Legal: Lots 10, 14 & Ptn SE4 Section 9, T15 N, R1W
 4. S.M. (Peter's Creek Campground), Plat No. 64-8
 5. Tax Code: 051-141-49
 6. Total Acres: 49.18
 7.
8. 66. Ramsey Park
 9. Location: off Northwoods Drive
 10. Legal: "Greenbelt and Drainage Easement", Northwoods
 11. Subd. Phase II, Plat No. 82-167
 12. Tax Code: 051-741-37
 13. Total Acres: 6.78
 14.
15. 67. Schroeder Airstrip Park
 16. Location: End Street & Center Street, North end
 17. Legal: Ptn. Section 2, T14N, R2W, known as Schroeder
 18. Airstrip
 19. Tax Code: 050-052-46
 20. Total Acres: 6.00
 21.
22. 68. South Fork Park
 23. Location: at South Fork of Eagle River
 24. Legal: Tract B, Eagle Valley Subd., Plat No. 87-36
 25. Tax Code: 067-111-01
 26. Total Acres: 10.46
 27. (Management not yet assigned to P&R)
 28.
29. 69. Spirit Park
 30. Location: Eagle River Valley
 31. Legal: Lot 11, Blk. 4, Sun Valley North Subd., Plat
 32. No. 83-297
 33. Tax Code: 050-652-10
 34. Total Acres: 2.33
 35. (Management not assigned to P&R)
 36.
37. 70. Tonjess Park
 38. Location: Mt. Eklutna Drive & Monron Drive
 39. Legal: Tract A, Tonjess Estates Subd., Plat No. 81-72
 40. Tax Code: 051-831-17
 41. Total Acres: 6.43
 42.
43. GIRDWOOD
 44.
45. 71. California Creek Park
 46. Location: Alyeska Rd & Quartz Avenue
 47. Legal: Tract B, First Addition Girdwood Townsite,
 48. Alaska Subd., T10N, R2E, S.M., Alaska
 49. Tax Code: 075-062-03
 50. Total Acres: 12.53
 51.
 52.
 53.
 54.
 55.

1.
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.
21.
22.
23.
24.
25.
26.
27.
28.
29.
30.
31.
32.
33.
34.
35.
36.
37.
38.
39.
40.
41.
42.
43.
44.
45.
46.
47.
48.
49.
50.
51.
52.
53.
54.
55.

72. Girdwood Town Square Park

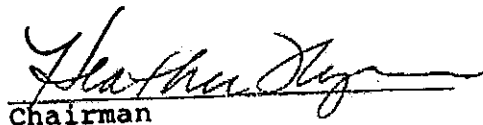
Location: Between Hightower Rd & Holmgren Place
Legal: Lot 23, Blk 1, New Girdwood Townsite, Alaska
Subd., excluding the eastern 10' of the access
from Hightower Road
Tax Code #: 075-071-25
Total Acres: .82

73. Girdwood Town Square Buffer Park

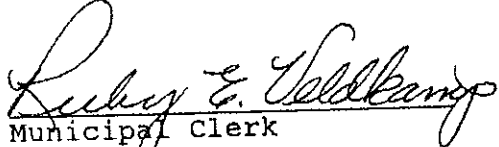
Location: Hightower Rd & Alyeska Rd
Legal: Tract A, New Girdwood Townsite, Alaska Subd
excluding the eastern 10' of the parcel
Tax Code #: 075-071-02
Total Acres: .32

Section 3. *See Below

PASSED AND APPROVED by the Anchorage Assembly this 9th
day of October, 1990.


Chairman

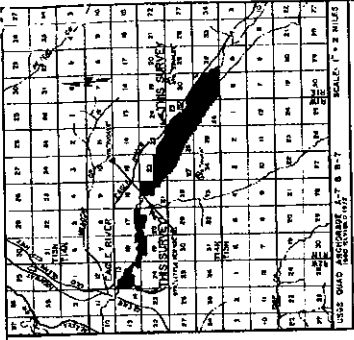
Attest:


Municipal Clerk

*Municipal Utilities will be given grandfather easement rights to any land
within parcels described in the ordinance upon which there are existing
Utility facilities as of the effective date of this ordinance.

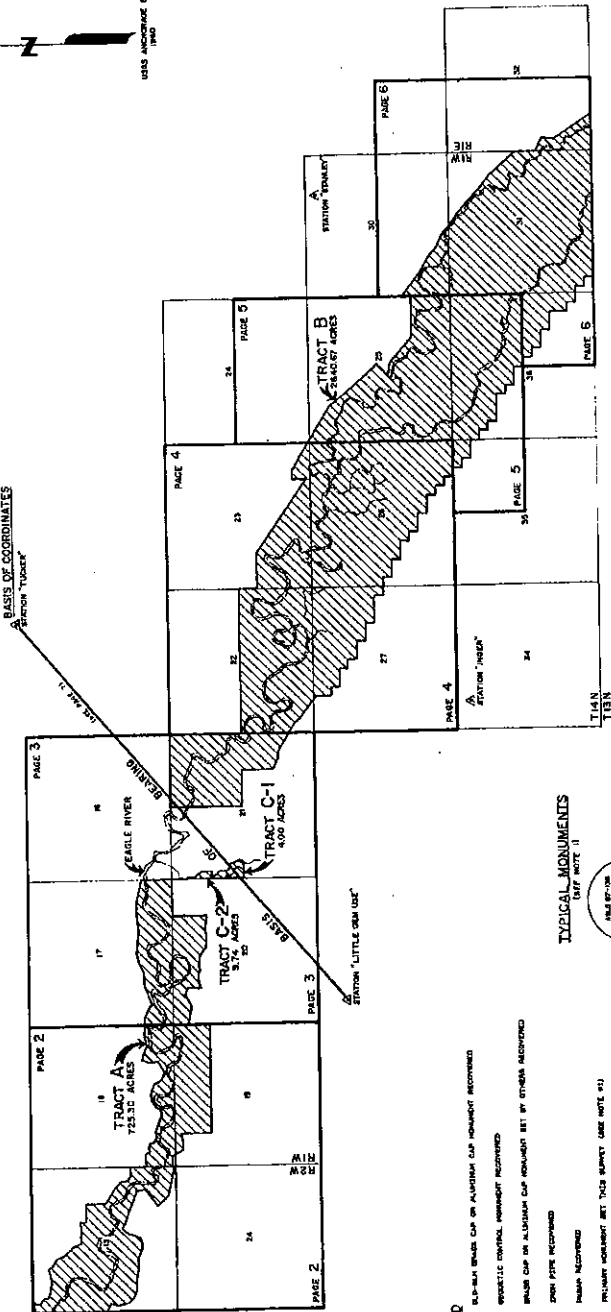
PT/vg

DEDICATNLST/CRS2/vg



VICINITY MAP

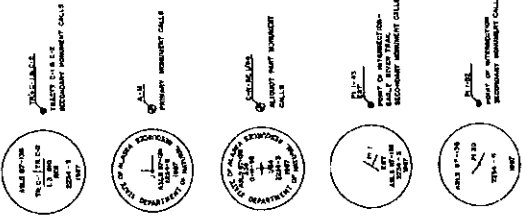
USE ANCHORAGE 8-7



BASIS OF COORDINATES
STATION TOWNSHIP

- LEGEND**
- ⊗ 1/4-SECTION CORNER OR ALIQUOT CORNER MONUMENT NOTED
 - △ AERIAL PHOTO MONUMENT NOTED
 - ⊕ MONUMENT SET BY OTHER RECORD
 - OPEN PIPE MONUMENT
 - MONUMENT SET BY NOTE #1
 - MONUMENT SET THIS SURVEY (SEE NOTE #1)
 - MONUMENT SET THIS SURVEY (SEE NOTE #1)
 - SURVEY BOUNDARY
 - SECTION LINE
 - UTILITY BOUNDARY
 - FENCE OR PUMP LINE
 - POWER POLE
 - EAGLE RIVER TRAIL (EXISTING)
 - RIVER, CREEK
 - MONUMENT LINE OR CENTER LINE
 - UNDEVELOPED LAND (COMPASS)
 - RECORD INFORMATION CALLS
 - RECORD LAND OFFICE
 - UNITED STATES CHARTERED SURVEY
 - UNITED STATES DEPARTMENT OF INTERIOR

TYPICAL MONUMENTS
SEE NOTE #1



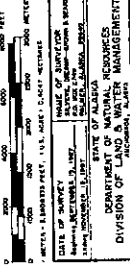
NOTES

1. SET PLUMB, UNDISTURBED ALUMINUM PLUMB MONUMENT 5.141' DIA. ON S.W. CORNER OF SECTION 34, TOWNSHIP 17N, RANGE 10E, MERIDIAN 14W, BEARING N 89° 59' 58" W, DISTANCE 100.00 FEET TO THE CENTER OF THE MONUMENT. THIS MONUMENT IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL BEARINGS ARE TRUE BEARINGS UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE TRUE BEARINGS UNLESS OTHERWISE NOTED.
4. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
5. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
6. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
7. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
8. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
9. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.

NOTES-CONTINUED

10. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
11. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
12. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
13. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
14. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
15. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
16. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
17. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
18. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
19. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
20. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
21. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
22. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
23. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
24. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
25. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
26. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
27. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
28. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
29. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
30. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
31. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
32. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
33. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
34. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
35. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
36. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
37. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
38. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.
39. THIS SURVEY IS A TRACT SURVEY AND IS NOT TO BE CONSIDERED A SECTION SURVEY.
40. THE MONUMENT SET BY NOTE #1 IS TO BE CONSIDERED THE BASIS OF COORDINATES FOR THIS SURVEY.

SCALE



DATE OF SURVEY: 10/1/2011
 SURVEYOR: JAMES H. HARRIS
 STATE OF ALASKA
 DIVISION OF LAND & WATER MANAGEMENT
 EAGLE RIVER GREENBELT
 STATE OF ALASKA
 AS/LS 87-136

RECORD - FILE 50
 98-34

SHEET 1 OF 7

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

CLERK'S OFFICE
APPROVED
Date: 2-15-94

Submitted by: Chairman of the
Assembly at the
Request of the Mayor
Prepared by: Department of
Community Planning
and Development
For Reading: January 4, 1994 *MCV*

ANCHORAGE, ALASKA
AO NO. 94-2 *1-2*

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) ZONE,
R-1A (SINGLE FAMILY RESIDENTIAL DISTRICT) ZONE, R-1 S.L. (SINGLE
FAMILY RESIDENTIAL WITH SPECIAL LIMITATIONS DISTRICT) ZONE, R-6
S.L. (SUBURBAN RESIDENTIAL WITH SPECIAL LIMITATIONS) ZONE, R-3
S.L. (MULTIPLE FAMILY RESIDENTIAL WITH SPECIAL LIMITATION
DISTRICT) ZONE, R-10 S.L. (RESIDENTIAL ALPINE/SLOPE WITH SPECIAL
LIMITATION DISTRICT) ZONE, PC (PLANNED COMMUNITY DISTRICT) ZONE,
AND W (WATERSHED) ZONE TO PLI (PUBLIC LANDS AND INSTITUTIONS
DISTRICT) ZONE FOR TRACTS A & B, EAGLE RIVER GREENBELT
SUBDIVISIONS.

(EAGLE RIVER VALLEY COMMUNITY COUNCIL) (Case No. 93-118)

THE ANCHORAGE ASSEMBLY ORDAINS THAT:

Section 1. The zoning map shall be amended by
designating the following described property as a PLI (Public
Lands and Institutions District) zone:

Tract A & B, Eagle River Greenbelt Subdivision as shown on
Exhibit A attached (Planning and Zoning Commission case no.
93-118).

Section 2. The Director of Community Planning and
Development shall change the zoning map accordingly.

AM 14-94 *14-*

1
2 Section 3. This ordinance shall be effective
3
4 immediately upon passage and approval by the Anchorage Municipal
5
6 Assembly
7
8
9

10 PASSED AND APPROVED BY THE Anchorage Assembly this
11

12
13
14 15th day of February 1994.
15
16
17
18
19

20
21
22 

23
24 Chairman
25
26
27

28 ATTEST:
29
30
31
32
33
34

35
36 
37
38 Municipal Clerk
39

40 (93-118)

41
42 (067-091-01/067-231-01)
43
44
45
46
47
48
49
50
51
52

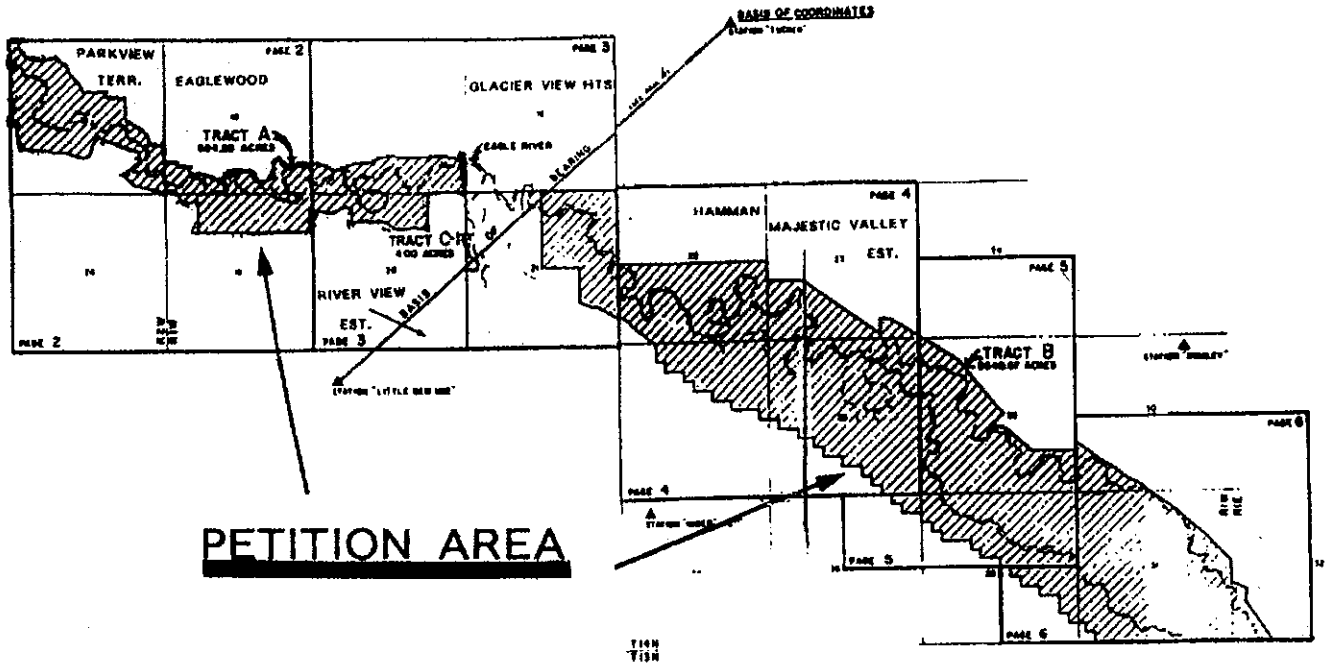


EXHIBIT A

- 100 Year Floodplain
- 500 Year Floodplain