

Comments Received

PZC Case No. 2023-0086



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
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Website: dot.state.ak.us

July 21, 2023

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2023-0086 MOA Title 21 Downtown Code Updates**

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

"Keep Alaska Moving through service and infrastructure."

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Eisenman". The signature is fluid and cursive, with a small horizontal line at the end.

Mark Eisenman
Anchorage Area Planner, DOT&PF

cc: Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Jacob Ciufu, P.E., Regional Hydrologist, Hydrology DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF

Anchorage2040

From: Wilson, Karleen K.
Sent: Tuesday, July 18, 2023 3:49 PM
To: Anchorage2040
Cc: Wilson, Karleen K.
Subject: FW: 2023-0086 Request for Reviewing Agency Comments (T21 Text Amendment-Downtown Code)
Attachments: 2023-0086 Memorandum-Routing Coversheet.pdf

No comments from Addressing at this time.

Karleen Wilson
MOA Addressing Official
907.343.8168
[MOA Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Thursday, July 13, 2023 11:29 AM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>; Mckenna-Foster, Daniel R. <daniel.mckenna-foster@anchorageak.gov>
Subject: 2023-0086 Request for Reviewing Agency Comments (T21 Text Amendment-Downtown Code)

Hello all. Attached is a Planning Dept. Memorandum to aid in your review of the above referenced Case 2023-0086 which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 08/14/23. The routing material can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2023-0086 Reviewing Agency Routing. **Please submit comments as instructed on the Memorandum.**

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17835>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning



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Traffic Engineering Department



MEMORANDUM

DATE: July 18, 2023

TO: Current Planning Division Supervisor,
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble PE, Assistant Traffic Engineer

SUBJECT: **2023-0086 Proposed Technical Edits to Title 21 regarding the Downtown Code Update.**

Traffic Engineering has no objection to proposed technical edits to Title 21 to correct discrepancies with recent implementation of AMC 21-11 ,Downtown District.

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Tuesday, August 1, 2023 8:04 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Cc: Right of Way Requests
Subject: 2023-0086 Request for Reviewing Agency Comments

All:

ROW has the following comments for case number 2023-0086:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910

