



MUNICIPALITY OF ANCHORAGE

Assembly Information Memorandum

No. AIM 61-2021

Municipal Clerk's Office

Meeting Date: April 13, 2021

Accepted

Date: **April 13, 2021**

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From: CHAIR

Subject: PUBLIC TESTIMONY FOR MARCH 23 AND APRIL 13, 2021.

Because of the federal, state, and local health department guidance and emergency measures related to COVID-19, community members have been encouraged to provide public testimony regarding agenda items via email and phone.

Comments for the March 23, 2021 meeting received at www.muni.org/testimony by 5 p.m. on March 18, 2021, prior to the agenda addendum deadline, were provided in AIM 50-2021 as part of the March 23, 2021 Assembly meeting packet.

Comments for the April 13, 2021 meeting received at www.muni.org/testimony between 5:01 p.m. on March 18, 2021 and 5:00 p.m. on April 8, 2021 are attached for your review.

Assembly Members also receive this testimony via email at the time it is submitted.

Prepared by: Jennifer Veneklasen, Deputy Clerk
Approved by: Barbara A. Jones, Municipal Clerk
Respectfully submitted: Felix Rivera, Chair

Name: Robert Crockett

Date/Time Submitted: 3/19/2021 11:29:00 AM

For Assembly Meeting On: 3/23/21

Agenda Item #: Ordinance No. AO 2021-25 and Ordinance No. AO 2021-24

Testimony: RE; Sky Ridge Subdivision Neighborhood Opposition Letter (Case #2021-0007) | Dear Assembly Members, | I'm writing in opposition to the proposed Sky Ridge Subdivision project slated to occur spring of 2021. As an existing homeowner of the adjacent Ptarmigan View Subdivision for 21 years I would like to voice a number of concerns. | REZONING R6 TO R7-TITLE 21 APPROVAL CRITERIA: | The purpose of a developer to rezone is to increase density to increase profits. I understand this is a business venture where the developer is attempting to maximize their bottom line. There has to be a balance between the residents of Ptarmigan View Subdivision that's being negatively impacted and the developers of Sky Ridge Subdivision that's attempting to maximize their bottom line. | In reviewing Title 21 Approval Criteria 1-9 it can be argued that... | #1 this project as proposed is not in the best interest of the citizens of Anchorage. | #3-#4 even though, as has been pointed out by the developer, there is similar zoning in the area, it doesn't take into consideration the neighborhood of Ptarmigan View Subdivision R6 zoning. The proposed rezoning to R7 creates the potential of higher density as is the case with Sky Ridge Subdivision. | #5 on paper city services are capable of being provided, as has been pointed out by the developer, but at what cost to the neighboring Ptarmigan View Subdivision. As mentioned, allowing a small neighborhood street such as Hane Street to be used as one of the main access points to Sky Ridge Subdivision is absurd. In addition and mentioned previously, the requirement to hook-up to city services at a substantial cost if we were to ever apply for a loan or attempt to sell our home is a non-starter for us. | #7 as mentioned, the proposed rezoning would have a significant adverse impact on the homeowners of Ptarmigan View Subdivision. | #8 the Sky Ridge project does not adhere to the Hillside District Plan as proposed. | INCREASED TRAFFIC ONTO HANE STREET AND O'MALLEY ROAD: | The proposed minimum density of 32 homes is equivalent to 128 to upwards of 150 family members that potentially translates into upwards of 64 vehicles exiting onto Hane Street, a neighborhood residential street, and onto an already crowded O'Malley Road. Instead of using a quiet residential street to push that potential volume of traffic the developer should consider extending 112th Street to Lake Otis Parkway whereby traffic can exit safely and not negatively impact Ptarmigan View Subdivision. | PUBLIC SERVICE INCURSION: | As a homeowner in Ptarmigan View Subdivision all of us operate on wells and private septic systems. It's my understanding that if public services (city water and sewer were to be part of the Sky Ridge Subdivision, the proximity to city services would require each Ptarmigan View Subdivision homeowner to secure those same public services at substantial costs if we were to apply for a loan using our home as collateral or attempt to sell our property. | SAFETY CONCERNS: | As mentioned above, substantially increasing traffic on Hane Street and O'Malley Road creates a potential hazard. As an example, a blind 90 degree turn at the top of Hane Street and 112th is a safety hazard for vehicles and families walking their dogs and children. Another safety concern is a steep hill where Hane Street ties into O'Malley Road. During winter months we've seen vehicles slide onto O'Malley Road unable to stop because of slick road conditions. Another safety concern is there are several homes where vehicles backing out of homeowner driveways occur directly onto Hane Street. With increased traffic as being proposed it creates safety concerns. | For the record, I am opposed to the Sky Ridge Subdivision as proposed for reasons mentioned above. | Sincerely, | | Robert Crockett | 3031 Chris Circle, Anchorage, AK 99516 | 907-223-3740 | bobcrockett@me.com | | CC: | John Weddleton | Suzanne LaFrance | Pete Petersen | Forrest

Dunbar | Meg Zaletel | Felix Rivera | Kameron Perez-Verdia | Jamie Allard | Crystal Kennedy | Christopher Constant |

Name: jake whittaker

Date/Time Submitted: 3/19/2021 2:11:00 PM

For Assembly Meeting On: 3/23/21

Agenda Item #: homeless property rezoning providing solution for the homeless

Testimony: its about darn time Anchorage does something for the homeless problem . The rezoning of properties for the homeless is a great idea. Please make a difference and approve the changes necessary to get these properties serving the homeless. |NIMBY is not a solution . Housing and facilities for a helping hand is. |Jake Whittaker

Name: Charlene Apok

Date/Time Submitted: 3/22/2021 10:20:00 PM

For Assembly Meeting On: 3/23/21

Agenda Item #: AR- 2020-89: A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY
RECOGNIZING THE ANCHORAGE POLICE DEPARTMENT FOR 100 YEARS OF SERVICE

Testimony: I am fully opposed to this resolution. This is in direct conflict and opposition to any resolutions made by the Anchorage assembly to recognize Indigenous peoples and our history here in Alaska. This resolution describes active colonization practices; the stealing and claiming of land through militarized and violent forces. This resolution cannot possibly be held in sincerity simultaneously to the resolutions the assembly have made to work with tribes, recognize MMIWG2S or Black Lives Matter, or do land acknowledgements. The time period noted in the resolution furthermore, and to make it that much more clear that this represents colonial practices, is before statehood! If this passes it is a further erasure of Indigenous peoples, Alaska Natives, specifically the Dena'ina. This glamorization of violence has worked to continually justify the dehumanization and violence against of people of color. I strongly urge this resolution NOT be passed.

Name: Jonathon Marsh

Date/Time Submitted: 3/23/2021 3:16:00 PM

For Assembly Meeting On: 3/23/21

Agenda Item #: Initial audience participation

Testimony: Hello all, | I am concerned about the nature of the Facebook group Save Anchorage. As more time goes by, more info is revealed that certain folks active in that group have been charged with sexual offenses, and also have taken part in the January 6th insurrection attempt in Washington DC. I understand the group was designed originally to gather people who bring concerns and complaints they had to light, which they are entitled to do. But when members are known to have taken part in attempted government overthrows, share videos about it, and admins of the group don't turn them in or call out that activity, one can only assume this behavior is condoned and would never have been brought to light unless FBI investigations took place. I know one of you is going to either downplay these concerns or simply look the other way as that's been a predictable response of theirs, but the rest of you, I urge you all to please realize the kind of rhetoric this group spreads, the activity they condone and the flat out misinformation they spread. It's not helpful at all to for bringing us closer to getting over Covid or calming the political climate. Thank you

Name: Patrick Zettler

Date/Time Submitted: 3/23/2021 3:31:00 PM

For Assembly Meeting On: 3/23/21

Agenda Item #: 10.B.1 Resolution No. AR 2021-91

Testimony: The Mayor's Proclamation of Emergency (COVID-19 and the Mayor's and Acting Mayor's Orders and Regulations issued thereunder should all be terminated immediately. THERE IS NO EMERGENCY. ||- Anchorage's hospital capacity is not threatened by COVID-19 patients and no threat is projected in future|- Anchorage's high risk population (over age 65 and those with pre-existing health conditions have had the opportunity to be fully vaccinated.|- Vaccines are available now for all over age 16, for those that chose get them.|- The number Alaskans who have been fully vaccinated increases each day. ||The Municipality's year long experiment of governance by executive whim and decree must end now. It is time for the Municipality of Anchorage to fully open for all business, religious, educational, recreational and personal activities, no exception or caveats. ||AR No. 2021-91, with the ""terminated"" box checked in Section 1 and all of the boxes checked in Section 2 , should be passed by the Assembly unanimously. The ""emergency"" is over. Let it go. | |

Name: MAX VOCKNER

Date/Time Submitted: 3/25/2021 10:42:00 AM

For Assembly Meeting On: 3/23/21

Agenda Item #: 13.A. Ordinance No. AO 2020-15

Testimony: As a member of the Girdwood wood community i would like to voice my support for additional funding for child care services in girdwood. ||When my wife and I had our first child in 2018 we signed up for child care at little bears 6 mos. before he was born knowing that there was a wait list to get in. Little bears does not accept children younger than 1yr old so we thought we had plenty of time to get child care. 18mos later we were enrolled for child care 2 days week when we really needed 5 day a week child care. This put a lot of stress and financial burden on our family trying to arrange child care for the remaining days. ||The girdwood valley is vary limited for child care services as i am sure anyone in the valley can attest too. It is imperative to the community of girdwood to have child care opportunites for the children and for the jobs that it would create. Girdwood may seem like a luxury community on the face but there are families here that work very hard to enjoy uniquely alaskan opportunities that girdwood provides. The future of this community lies with the children and if we cannot take care of them in there early development stages of their life than how can we expect them to grow into successful members of our community. ||I am a strong supporter of any available money for child care services in the girdwood valley. ||Thank you|Max Vockner

Name: Jerry Reichlin

Date/Time Submitted: 3/26/2021 11:22:00 AM

For Assembly Meeting On: 3/23/21

Agenda Item #: America Cares Program work session March 26, 2021

Testimony: I would like to add my support to the support of the myriad of other concerned and interested citizens and Girdwood residents who have already informed the assembly of their support for the construction of a new child care facility, Little Bears Playhouse. Little Bears has made great strides with site acquisition (generously provided by Alyeska Resort and design services provided by local professional architects of ZArchitects led by Marco Zaccaro and his staff. The CoVid 19 crisis forced Little Bears to close for months. Little Bears is the only full time licensed provider in Girdwood Valley and parents' ability to work and provide income was impacted strongly by the pressing need to provide child care. Not all of the impacts were monetary. Even though Little Bears has reopened due to the limitations of the current building Little Bears was forced to reduce its capacity by one-third in order to meet social distancing requirements. Little Bears families and board members have volunteered and rotated keeping their children at home to reduce daily attendance in order to comply. Girdwood families need greater capacity rather than less so that Little Bears can not only restore services to their existing families but to expand to meet the pressing community needs for expanded child care services. In the best of times Little Bears is unable to accommodate the child care needs of the community but the CoVid 19 epidemic has squeezed our capacity to offer the services that families need in order to take their place in the workplace and to provide for their members secure in the knowledge that their children are in well taken care of. CoVid 19 has negatively impacted and reduced Little Bears ability to provide a service that is essential for a healthy community. ||Please consider Little Bears Playhouse for construction funding with America Cares Program funds.

Name: Shawn Morgan

Date/Time Submitted: 3/24/2021 4:13:00 PM

For Assembly Meeting On: March 25, 2021 Special Meeting

Agenda Item #: American Rescue Plan Act Funds Allocation- Little Bears/Girdwood Workforce Childcare

Testimony: My wife and I are both critical infrastructure employees in the transportation/aviation and construction sectors. The limited capacity at the current Little Bears facility prevented us from being able to enroll our son for the first 6 months of his eligibility. The result of which was frequent searches for and screenings of childcare providers who were not as dependable or well qualified as the professionals at Little Bears. It also provided an environment which was less stable and well structured for the development of our children than that of a true professional daycare. Since enrolling at Little Bears, our son has truly thrived and we could not be more grateful. | |During the earthquake in 2018, I was in a collision with an active rockslide while commuting to work in Anchorage. The numerous rockslides since then, and often dangerous road conditions on the commute to Anchorage do not leave our family comfortable with driving a toddler to seek quality and reliable childcare elsewhere. | |The current structural state of the Little Bears facility, and the threat of closure from Covid, have left us very concerned for the safety and well-being of our child and for the availability of space for future childcare needs. Our second child is due in August and I can not imagine being able to find the 80 hours a week necessary for us to work full time + jobs while providing our own childcare should an avoidable emergency cause a closure of the current facility. | |Please prioritize the funding of a new facility for Little Bears to bring safe environs and adequate capacity to the child care needs of Girdwood's residents. | |Respectfully, |Shawn Morgan | |

Name: Kathy Trautner

Date/Time Submitted: 4/8/2021 12:05:00 PM

For Assembly Meeting On: 4/13/2021

Agenda Item #: American Rescue Plan Act Funds Allocation - Little Bears Childcare

Testimony: The ongoing pandemic has painfully shown how lack of childcare adversely impacts children, their families and the communities in which they live. Girdwood's only full time licensed childcare is truly an essential service for the many working parents here who support the Travel and Hospitality Industry especially and provide a gateway to Anchorage. | |The current building is too small and unsafe. The new partnership between Little Bears and Alyeska Resort is totally exciting as the very generous lease option of highly prized property allows for needed capacity expansion. The project design by Z Architects is flexible and has already been built in the Mat-Su and visited by Little Bear staff. | |I have lived in Girdwood 40 years and this is the most exciting option I have ever seen for this service that is so crucial to our community. I hope the Assembly will support funding for this essential service. | |Kathy Trautner

McLaughlin, Francis D.

From: Craig <craigb@s4ak.com>
Sent: Friday, March 19, 2021 6:31 PM
To: McLaughlin, Francis D.
Subject: Fwd: Sky Ridge - Case #2021-0007

[EXTERNAL EMAIL]

Sent from my iPhone

Begin forwarded message:

From: Kyle Mirka <kmirka@aphome.com>
Date: March 19, 2021 at 5:22:31 PM AKDT
To: craigb@s4ak.com
Subject: Sky Ridge - Case #2021-0007

Hi Craig,

I wanted to reach out and share my support of the rezoning of Sky Ridge from R6 to R7. I live a couple miles from there and visit friends in the neighboring neighborhood often and think that this subdivision will support the area well! This is such a great density story because it still gives the area great lot sizes, while bringing the prices down from 1 acre lot sizes.

Thank you,
Kyle D. Mirka
Allen & Petersen
Cooking & Appliance Center
3002 Seward Hwy
Anchorage, AK 99503
Direct (907) 276-0239
Cell (907) 230-7432
Fax (907) 276-7689

McLaughlin, Francis D.

From: Paula Rogers <progers227@gmail.com>
Sent: Thursday, March 18, 2021 10:10 PM
To: McLaughlin, Francis D.; craigb@s4ak.com
Subject: Sky Ridge Subdivision Case #2021-0007

[EXTERNAL EMAIL]

Hello, I am a South Anchorage resident who lives only about a mile away from where this proposed new subdivision would be. I am in full support of it. There is a major shortage of homes on the hillside especially the lower hillside. I have friends and family who have been looking for homes on the lower hillside and it is nearly impossible to find one that is reasonably priced or that doesn't need a ton of updating. I like the fact that these are going to be a minimum of half acre lots and not just a bunch of 7,000 square foot lots. This will keep it to a reasonable number of homes in the subdivision.

Regards,
Paula Rogers

Sent from my iPad

McLaughlin, Francis D.

From: Ally Day <ally.berry@live.com>
Sent: Thursday, March 18, 2021 6:58 PM
To: McLaughlin, Francis D.; craigb@s4ak.com
Subject: Sky Ridge Subdivision and Case # 2021-0007

[EXTERNAL EMAIL]

Hello,

I'm writing about the Sky Ridge subdivision plan, case #2021-0007. This is a really desirable part of town with a great school district, and lots of additional housing opportunities with larger lots for our kids to grow up on. I grew up in Turnagain View and would love to see more subdivisions like this in Anchorage, especially in this area! I support the rezone and proposed plat for case #2021-0007.

Thank you!
Ally

McLaughlin, Francis D.

From: Calesta Ayer <motley.moo.creamery@gmail.com>
Sent: Friday, March 19, 2021 10:47 AM
To: McLaughlin, Francis D.
Subject: Sky Ridge Subdivision Case # 2021-007

[EXTERNAL EMAIL]

To Whom It May Concern,

I am the owner of Motley Moo Creamery, a local business near the proposed Sky Ridge Subdivision. I'm writing to express my support for the rezone and proposed plat of Case # 2021-007.

I feel the proposed development would be a wonderful addition to South Anchorage. If completed, Sky Ridge Subdivision would bring additional families to the area which in turn would increase the economic activity of surrounding businesses. I feel the proposed development would create a positive impact on my business from increased patronage as well as strengthen and support the local economy as a whole.

Thank you,

Calesta Ayer

Motley Moo Creamery

11900 Industry Way, M-8

Anchorage, AK 99515

(907) 522-1190

www.motleymoo.com

Public Comments: 2021-0007

Commenter	Email	Phone Number	Submitted
Weston Nash 10901 Hane St Anchorage, AK 99516	westonnash@gmail.com		1/4/2021 11:49:53 AM
The proposed rezoning and subsequent development plan proposed by Hultquist Homes negatively impacts current residents of Hane St. and 112th. By rezoning and connecting a new "transition neighborhood" to Hane St. you would be effectivley turning the existing R-6 neighborhood into that same transition neighborhood.			
ANN M BINNIAN 3035 East 112th Avenue Anchorage, AK 99516	BINNIANA@GMAIL.COM	9077206788	3/18/2021 9:46:07 PM
<p>To whom it may concern:</p> <p>&#160;Regarding the&#160;Anchorage Assembly Public hearing on case 2021-0007 and 2021-0008</p> <p>I am opposed to this rezoning request for higher density housing. I live on Hane Street which is currently a quiet street in the lower Hillside area. The existing R-6 zoning on both&#160;sides of Hane Street maintains the qualities of peace, quiet and safety that I and my neighbors value in living here. To rezone the west side of Hane Street to R-7 will destroy our quality of life.&#160;</p> <p>There should be a buffering greenbelt and wildlife corridor along the west side of Hane&#160;Street between the different zones. The property, which Hultquist recently acquired&#160;and is being considered for this rezone, is currently the 20 acre residence of wildlife such as Bald Eagle, Saw-Whet Owl, a variety of woodpeckers, songbirds Lynx, Moose, Black Bear. Some of this wildlife migrates through this area between Ruth Arcand Park and Tanglewood Park and other&#160;green space in the neighborhood.&#160;</p> <p>1. This proposed rezone is not in the best interests of the citizens of Anchorage. The proposed rezoning does not promote our public health, safety and general welfare.&#160;</p> <p>The increased traffic will render our quiet, narrow street unsafe.&#160;</p> <p>2. The proposed rezoning does not conform with existing plans.2021-0008 calls for amendments to BOTH Anchorage 2040 and the Hillside District Plan.&#160;&#160;</p> <p>1.&#160;&#160;&#160;&#160;&#160;&#160;&#160;&#160;&#160;Anchorage 2040 is less than 1 year old.&#160;If changes were justified, changes should have been made at that time.&#160;There has been no showing of mistake or change in circumstances.&#160;2.&#160;&#160;&#160;The change is opposed by both Huffman/O'Malley and Rabbit Creek Community Councils.&#160;&#160;3.&#160;&#160;&#160;Once again, Planning ignores public input.</p> <p>Sincerely, Ann Binnian,3035 East 112th AvenueAnchorage, AK 99516</p>			

Public Comments: 2021-0007

Commenter	Email	Phone Number	Submitted
Robert Crockett 3031 Chris Circle Anchorage, AK 99516	bobcrockett@me.com	9072233740	3/19/2021 11:50:51 AM
RE; Sky Ridge Subdivision Neighborhood Opposition Letter (Case #2021-0007)			
Dear Assembly Members,			
I'm writing in opposition to the proposed Sky Ridge Subdivision project slated to occur spring of 2021. As an existing homeowner of the adjacent Ptarmigan View Subdivision for 21 years I would like to voice a number of concerns.			
REZONING R6 TO R7-TITLE 21 APPROVAL CRITERIA: The purpose of a developer to rezone is to increase density to increase profits. I understand this is a business venture where the developer is attempting to maximize their bottom line. There has to be a balance between the residents of Ptarmigan View Subdivision that's being negatively impacted and the developers of Sky Ridge Subdivision that's attempting to maximize their bottom line.			
In reviewing Title 21 Approval Criteria 1-9 it can be argued that...			
<ul style="list-style-type: none">• #1 this project as proposed is not in the best interest of the citizens of Anchorage.• #3-#4 even though, as has been pointed out by the developer, there is similar zoning in the area, it doesn't take into consideration the neighborhood of Ptarmigan View Subdivision R6 zoning. The proposed rezoning to R7 creates the potential of higher density as is the case with Sky Ridge Subdivision.• #5 on paper city services are capable of being provided, as has been pointed out by the developer, but at what cost to the neighboring Ptarmigan View Subdivision. As mentioned, allowing a small neighborhood street such as Hane Street to be used as one of the main access points to Sky Ridge Subdivision is absurd. In addition and mentioned previously, the requirement to hook-up to city services at a substantial cost if we were to ever apply for a loan or attempt to sell our home is a non-starter for us.• #7 as mentioned, the proposed rezoning would have a significant adverse impact on the homeowners of Ptarmigan View Subdivision.• #8 the Sky Ridge project does not adhere to the Hillside District Plan as proposed.			
INCREASED TRAFFIC ONTO HANE STREET AND O'MALLEY ROAD: The proposed minimum density of 32 homes is equivalent to 128 to upwards of 150 family members that potentially translates into upwards of 64 vehicles exiting onto Hane Street, a neighborhood residential street, and onto an already crowded O'Malley Road. Instead of using a quiet residential street to push that potential volume of traffic the developer should consider extending 112th Street to Lake Otis Parkway whereby traffic can exit safely and not negatively impact Ptarmigan View Subdivision.			
PUBLIC SERVICE INCURSION: As a homeowner in Ptarmigan View Subdivision all of us operate on wells and private septic systems. It's my understanding that if public services (city water and sewer) were to be part of the Sky Ridge Subdivision, the proximity to city services would require each Ptarmigan View Subdivision homeowner to secure those same public services at substantial costs if we were to apply for a loan using our home as collateral or attempt to sell our property.			
SAFETY CONCERNS: As mentioned above, substantially increasing traffic on Hane Street and O'Malley Road creates a potential hazard. As an example, a blind 90 degree turn at the top of Hane Street and 112th is a safety hazard for vehicles and families walking their dogs and			

children. Another safety concern is a steep hill where Hane Street ties into O'Malley Road. During winter months we've seen vehicles slide onto O'Malley Road unable to stop because of slick road conditions. Another safety concern is there are several homes where vehicles backing out of homeowner driveways occur directly onto Hane Street. With increased traffic as being proposed it creates safety concerns.

For the record, I am opposed to the Sky Ridge Subdivision as proposed for reasons mentioned above.

Sincerely,

Robert Crockett
3031 Chris Circle, Anchorage, AK 99516
907-223-3740
bobcrockett@me.com

CC:
John Weddleton
Suzanne LaFrance
Pete Petersen
Forrest Dunbar
Meg Zaletel
Felix Rivera
Kameron Perez-Verdia
Jamie Allard
Crystal Kennedy
Christopher Constant

McLaughlin, Francis D.

From: Kyle Mirka <kmirka@aphome.com>
Sent: Friday, March 19, 2021 5:22 PM
To: McLaughlin, Francis D.
Subject: Sky Ridge - Case #2021-0007

[EXTERNAL EMAIL]

Hi Francis,

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Thank you,
Kyle D. Mirka
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Cooking & Appliance Center
3002 Seward Hwy
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Fax (907) 276-7689

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Regards,
Paula Rogers

Sent from my iPad

Public Comments: 2021-0008

Commenter	Email	Phone Number	Submitted
Abbott Loop Community Council Anchorage, AK 99507	vgerken@acsalaska.net	907-349-7205	2/1/2021 2:07:19 PM
The Abbott Loop Community Council supports the Huffman/O'Malley and Rabbit Creek Community Councils in their position to oppose the Rezone and amendment to the Hillside Plan.			
ANN M BINNIAN 3035 East 112th Avenue Anchorage, AK 99516	BINNIANA@GMAIL.COM	9077206788	3/18/2021 9:47:09 PM
<p>To whom it may concern: Regarding the Anchorage Assembly Public hearing on case 2021-0007 and 2021-0008</p> <p>I am opposed to this rezoning request for higher density housing. I live on Hane Street which is currently a quiet street in the lower Hillside area. The existing R-6 zoning on both sides of Hane Street maintains the qualities of peace, quiet and safety that I and my neighbors value in living here. To rezone the west side of Hane Street to R-7 will destroy our quality of life.</p> <p>There should be a buffering greenbelt and wildlife corridor along the west side of Hane Street between the different zones. The property, which Hultquist recently acquired and is being considered for this rezone, is currently the 20 acre residence of wildlife such as Bald Eagle, Saw-Whet Owl, a variety of woodpeckers, songbirds Lynx, Moose, Black Bear. Some of this wildlife migrates through this area between Ruth Arcand Park and Tanglewood Park and other green space in the neighborhood.</p> <p>1. This proposed rezone is not in the best interests of the citizens of Anchorage. The proposed rezoning does not promote our public health, safety and general welfare.</p> <p>The increased traffic will render our quiet, narrow street unsafe.</p> <p>2. The proposed rezoning does not conform with existing plans. 2021-0008 calls for amendments to BOTH Anchorage 2040 and the Hillside District Plan.</p> <p>1. Anchorage 2040 is less than 1 year old. If changes were justified, changes should have been made at that time. There has been no showing of mistake or change in circumstances.</p> <p>2. The change is opposed by both Huffman/O'Malley and Rabbit Creek Community Councils.</p> <p>3. Once again, Planning ignores public input.</p> <p>Sincerely, Ann Binnian 3035 East 112th Avenue Anchorage, AK 99516</p>			

Public Comments: 2021-0008

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INCREASED TRAFFIC ONTO HANE STREET AND O'MALLEY ROAD:			
The proposed minimum density of 32 homes is equivalent to 128 to upwards of 150 family members that potentially translates into upwards of 64 vehicles exiting onto Hane Street, a neighborhood residential street, and onto an already crowded O'Malley Road. Instead of using a quiet residential street to push that potential volume of traffic the developer should consider extending 112th Street to Lake Otis Parkway whereby traffic can exit safely and not negatively impact Ptarmigan View Subdivision.			
PUBLIC SERVICE INCURSION:			
As a homeowner in Ptarmigan View Subdivision all of us operate on wells and private septic systems. It's my understanding that if public services (city water and sewer) were to be part of the Sky Ridge Subdivision, the proximity to city services would require each Ptarmigan View Subdivision homeowner to secure those same public services at substantial costs if we were to apply for a loan using our home as collateral or attempt to sell our property.			
SAFETY CONCERNS:			
As mentioned above, substantially increasing traffic on Hane Street and O'Malley Road creates a potential hazard. As an example, a blind 90 degree turn at the top of Hane Street and 112th is a safety hazard for vehicles and families walking their dogs and			

children. Another safety concern is a steep hill where Hane Street ties into O'Malley Road. During winter months we've seen vehicles slide onto O'Malley Road unable to stop because of slick road conditions. Another safety concern is there are several homes where vehicles backing out of homeowner driveways occur directly onto Hane Street. With increased traffic as being proposed it creates safety concerns.

For the record, I am opposed to the Sky Ridge Subdivision as proposed for reasons mentioned above.

Sincerely,

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