

**PLANNING DEPARTMENT
CURRENT PLANNING DIVISION
COMPREHENSIVE PLAN AMENDMENT**

DATE: December 2, 2024

CASE NO: 2024-0107

APPLICANT: Eklutna Inc.

REPRESENTATIVE: Craig Bennett (S4 Group, LLC)

REQUEST: For a Comprehensive Plan Amendment to change the land use designation of a parcel of land from Transportation Facility with a subclassification of Intermodal Transit to Development Reserve

LOCATION: Generally located west of North Eagle River Exit off Glenn Highway

LEGAL DESCRIPTION: Tract 39A, Tract 39 Subdivision

COMMUNITY COUNCILS: Eagle River

TAX NUMBER: 051-641-16

GRID: NW0450, NW0451, NW0550, NW0551, NW0651, NW0751

ATTACHMENTS

1. Map
2. Application
3. Reviewing Agency and Public Comments
4. Affidavit of Posting

SITE

Area: ~391 acres

Vegetation: Sporadic mature vegetation throughout the site and perimeter with scattered wetlands of varying classification

Zoning: CE-TR: Transition District

Topography: Gentle Slope (6%)

Existing Use: Vacant Land

Utilities: No public utilities

COMPREHENSIVE PLAN

Classification: "Transportation Facility" Chugiak-Eagle River Comprehensive Plan Update 2006, Land Use Plan

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	CE-TR	CE-PCD & CE-PLI	CE-TR	CE-TR
Land Use:	Transition	Planned Community Development/ Public Lands and Institutions	Transition	Transition

REQUEST AND BACKGROUND

This is a request to amend the land use designation for approximately 391 acres of land classified as "Transportation Facility" with a subclassification of "Intermodal Transit" in the *Chugiak-Eagle River Comprehensive Plan Update 2006, Land Use Plan Map* to "Development Services." This comprehensive plan amendment will allow for a corresponding platting action that would subdivide the project site as well as the parcel of land to the west into thirteen (13) parcels, and a rezone of thirteen (13) parcels from CE-TR (Transition) to CE-R-3 (Multifamily Residential) District, CE-B-3 (General Business) District, and CE-I-2 (Heavy Industrial) District being heard under cases S12802 and 2024-0109.

The Chugiak-Eagle River Comprehensive Plan Update (2006) classified this parcel as a "Transportation Facility" with a subclassification of "Intermodal Transit". This parcel was owned by the Alaska Railroad when the 2006 update to the plan was finalized. In 2020 this parcel was platted into its current configuration creating a 200-foot-wide Tract to encompass the railroad track. Tract 39A was then sold to Eklutna Inc. in 2021. With the change in ownership and the plat in 2020 (2020-55) the need to classify Tract 39A as a "Transportation Facility" with a subclassification of "Intermodal Transit" is no longer needed, therefore, creating the need to amend the Comprehensive Plan to "Development Reserve" for further subdivision and rezoning for development.

The Planning Department is recommending approval for the corresponding rezone.

Chugiak-Eagle River Comprehensive Plan Update Definitions:

Transportation Facility

The Transportation Facility classification applies to areas with existing or planned public facilities that are directly related to transportation by rail and air. This classification includes the Birchwood Airport properties, owned and managed by the State of Alaska Department of Transportation and Public Facilities, and Alaska Railroad land holdings and railroad utility corridors.

Development Reserve

The Development Reserve classification is applied to areas that are generally suitable for development but whose location and absence of public facilities and lack of projected demand make near-term and intermediate-term development uncertain. Large-lot, single-family residential development is allowed by right. A public master planning process with proposed rezonings to active development districts shall occur prior to other development. This classification includes Tract B in the western portion of the Powder Reserve, adjacent to Fort Richardson Military Reservation. Master planning for development in this area should take into account programmed military activities to avoid potential conflicts.

Intermodal Transit

Intermodal Transit identifies transit centers and potential future commuter railway stations, as well as existing and planned focus areas for transit service. This may be either a single-facility site or a wider area of concentrated transit service.

Intermodal Transit focus areas fit into and support town centers and mixed-use environments by providing alternative transportation choices for residents, employees, and visitors.

DEPARTMENTAL COMMENTS

Watershed Management had an advisory comment regarding the streams located within this area, JBER had an advisory comment regarding noise generated from the adjacent military base activities. The other reviewing agencies had no objection. Their comments are attached.

PUBLIC COMMENTS

The Eagle River Community Council did not provide comments.

FINDINGS

21.03.070 Comprehensive Plan Amendments

C. Procedure for Substantive Amendments

2. Approval Criteria

The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of the commission or the assembly, the amendment meets the following approval criteria:

a. The proposed amendment is necessary in order to address one or more of the following:

i. A change in projections or assumptions from those on which the comprehensive plan is based;

The criterion is met.

The Chugiak-Eagle River Comprehensive Plan Update (2006) classified this parcel as a “Transportation Facility” with a subclassification of “Intermodal Transit”. This parcel was owned by the Alaska Railroad when the 2006 update to the plan was finalized. In 2020 this parcel was platted into its current configuration creating a 200-foot-wide Tract to encompass the railroad track. Tract 39A was then sold to Eklutna Inc. in 2021. With the change in ownership and the plat in 2020 (2020-55) the need to classify Tract 39A as a “Transportation Facility” is no longer needed, therefore, creating the need to amend the Comprehensive Plan to “Development Reserve” for further subdivision and rezoning of this parcel for development.

ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.

The criterion is met.

The proposed comprehensive plan amendment, along with the corresponding platting action and rezone request, is in response to the growing demand for more diverse development in Eagle River. The proposed amendment will allow for greater development flexibility while conserving the Class A, B, C, and D wetlands that encumber the subject parcel. The need for residential, commercial, and industrial land within Eagle River is well documented within the *Chugiak-Eagle River Comprehensive Plan Update 2006*. The Vacant Land Suitability map found on page 17 shows most of this parcel and the parcel to the west as “Suitable Land” and a portion around the wetlands as “Marginally Suitable Land” for future development. This amendment to “Development Reserve” is the first step required to allow more development of this parcel.

**iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan;
or**

The criterion is met.

There have been no changes to the policies, objectives, principles, or standards governing this parcel.

iv. Identification of errors or omissions in the comprehensive plan.

The criterion is met.

This request is not a result of an error or omission in the comprehensive plan. The existing designation of “Transportation Facility” follows the existing property lines and is not reflective of the actual area needed for either railroad facilities or an intermodal transportation station, which would be much smaller. This designation was likely placed upon the entire parcel for ease of mapping rather than an accurate assessment of area requirements.

b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.

The criterion is met.

This request maintains the internal consistency of the comprehensive plan by promoting more residential, commercial, and industrial development within in area of Chugiak/Eagle River that is centrally located with adequate access to the Glenn Highway and Old Glenn Highway. Due to the predicted shortage of residential land within the Anchorage Bowl, it is imperative that residentially zoned land not be lost because of any comprehensive plan amendment or rezone.

c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

The criterion is met.

Amending this parcel’s classification from “Transportation Facility” to “Development Reserve” will allow for the proposed subdivision and rezone of this property. This will allow for a pattern of development the will reflect the diverse and changing needs of Chugiak-Eagle River. This amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the community. Infrastructure will have to be extended to serve this parcel and surrounding parcels.

d. If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more

supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.

The criterion is met.

This request is consistent with the following goals of the applicable comprehensive plans:

Chugiak-Eagle River Comprehensive Plan Update (2006):

- *I Economic Development*
 - *Goal A: Promote economic growth that both builds on the area’s resources and assets, and supports a mix of urban, suburban and rural lifestyles, while providing a range of employment opportunities and an adequate supply and variety of goods and services.*

This proposed amendment to the comprehensive plan will bring residential, commercial, and industrial development to this parcel. Creating a mix of urban, suburban lifestyles and providing a range of employment opportunities.

- *III Land Use*
 - *Goal A: Ensure an orderly, efficient pattern of development that reflects the diverse needs of the community and encourages growth that is consistent with historical land uses, community character and the natural environment.*

This amendment will allow for a rezone that will result in an efficient development that meets the needs of the Chugiak/Eagle River community that is consistent and compatible with surrounding properties and neighborhood.

e. If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.

The criterion is met.

The proposed amendment is consistent with the locational criteria for the requested land use description of “Development Reserve.” The “Development Reserve” description as detailed in the *Chugiak-Eagle River Comprehensive Plan Update 2006* reads as follows:

Development Reserve

The Development Reserve classification is applied to areas that are generally suitable for development but whose location and absence of public facilities and lack of projected demand make near-term and intermediate-term development uncertain. Large-lot, single-family residential development is allowed by right. A public master planning process with proposed rezonings to active development districts shall occur prior to other development. This classification includes Tract B in the western portion of the Powder Reserve, adjacent to Fort Richardson Military Reservation. Master planning for development in this area should take into account programmed military activities to avoid potential conflicts.


The subject parcel is located west of an existing single-family and multifamily development, with a variety of housing types and public utilities. This public infrastructure will need to be expanded to include this new development to create a higher and better use of the property.

DEPARTMENT RECOMMENDATION

The Department finds that the approval criteria for a comprehensive plan amendment are met. The Department recommends APPROVAL of this amendment from “Transportation Facility” to “Development Reserve” but maintain the existing subclassification of “Intermodal Transit”, given the parcels’ proximity to the existing Alaska Railroad tracks.

Reviewed by:

Prepared by:



Mélisa Babb
Director

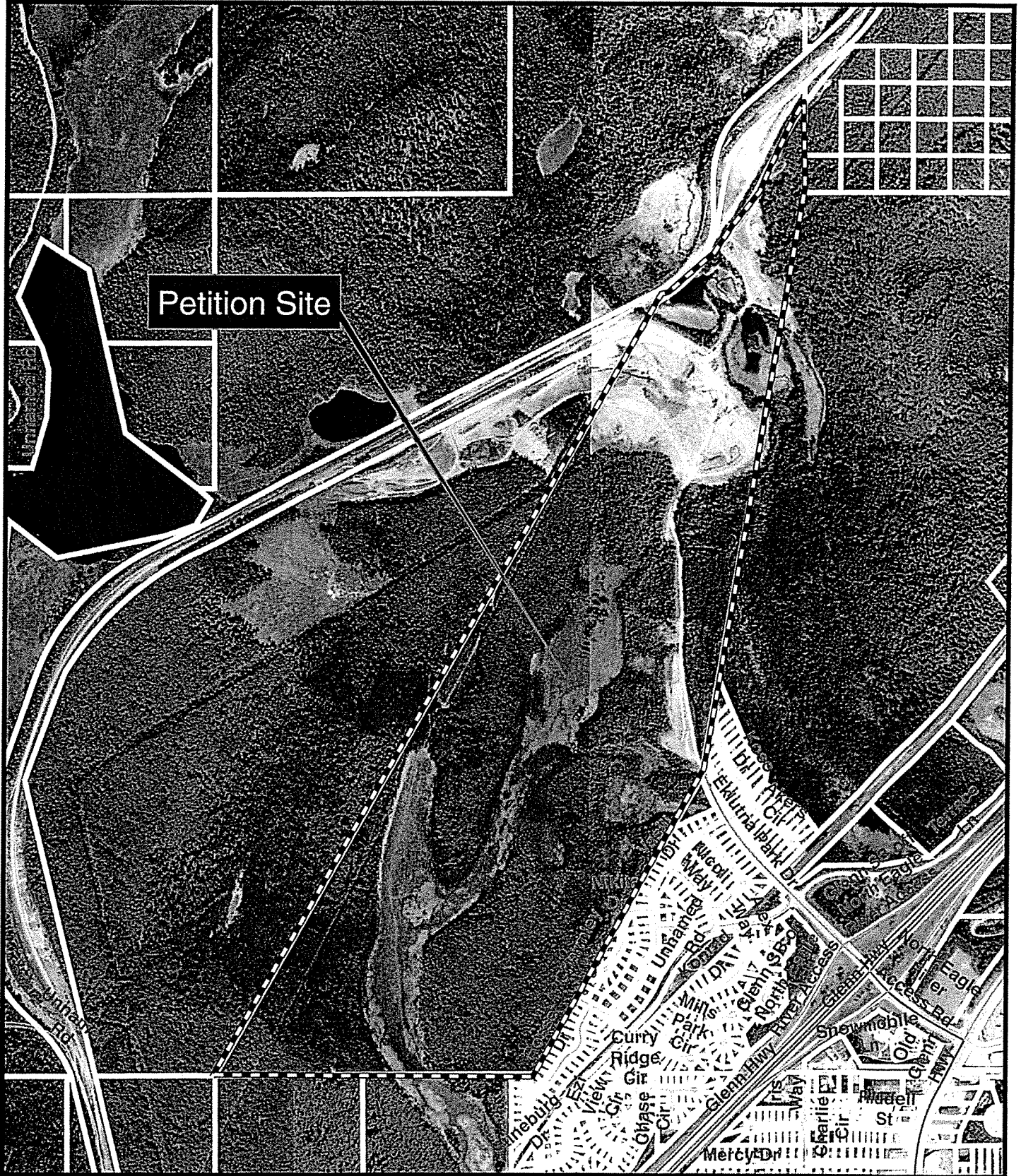


Paul Hatcher
Senior Planner

(Case 2024-0107; Parcel Number 051-641-16)

MAPS

2024-0107



Municipality of Anchorage
Planning Department

Date: 10/10/2024



APPLICATION

Comprehensive Plan Amendment

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



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Eklutna Inc		Name (last name first): S4 Group, LLC	
Mailing Address: 16515 Centerfield Dr, #201, Eagle River, AK 99577		Mailing Address: 124 E 7th Ave, Anchorage, AK 99501	
Contact Phone – Day: 907-686-2828 Evening:		Contact Phone – Day: 907-306-8104 Evening:	
E-mail: naspiras@eklutnainc.com		E-mail: craigb@s4ak.com, kate@s4ak.com	

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

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 051-641-16		
Site Street Address: N/A Eklutna Park Drive		
Current legal description: (use additional sheet if necessary) Tract 39 Subdivision Tract 39A		
		GRIDs: ERNW0450, ERNW0451, ERNW0550, ERNW0551, ERNW0651, ERNW0751, ERNW0752
Existing Designation: GE-Transportation facility	Acreage: 391	Grid #:
Proposed Designation: Development Reserve		
Existing use: undeveloped	Proposed use (if any):	

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

<i>CB</i>	09/06/2024
Signature <input type="radio"/> Owner <input checked="" type="radio"/> Representative	Date
(Representatives must provide written proof of authorization)	

Craig Bennett
 Print Name

Accepted by: <i>E. Appleby</i>	Poster & Affidavit: 4+1	Fee: \$3,965	Case Number: 2024-0107	Meeting Date: <i>P2C</i> : 12/02/2024
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RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/>	Rezoning - Case Number:
<input type="checkbox"/>	Preliminary Plat or <input type="checkbox"/> Final Plat - Case Number(s):
<input type="checkbox"/>	Conditional Use - Case Number(s):
<input type="checkbox"/>	Zoning variance - Case Number(s):
<input type="checkbox"/>	Land Use Enforcement Action for
<input type="checkbox"/>	Building or Land Use Permit for
<input type="checkbox"/>	Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)	
1 copy required:	<input type="checkbox"/> Signed application (original) <input type="checkbox"/> Ownership and beneficial interest form
16 copies required:	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Signatures of other petitioners (if any) <input type="checkbox"/> Map of the surrounding area, including zoning and existing uses <input type="checkbox"/> Narrative statement explaining; <ul style="list-style-type: none"> <input type="checkbox"/> need and justification for the rezoning; <input type="checkbox"/> the proposed land use and development; and <input type="checkbox"/> the probable timeframe for development.
(Additional information may be required.)	

COMPREHENSIVE PLAN AMENDMENT STANDARDS (AMC 21.03.070)	
<p>A comprehensive plan amendment may only be approved if it meets the approval criteria stated in AMC 21.03.070C. Please explain how the proposal meets the required criteria:</p>	
A.	<p>The proposed amendment is necessary in order to address one or more of the following:</p> <ul style="list-style-type: none"> i. A change in projections or assumptions from those on which the comprehensive plan is based; ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan; iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or iv. Identification of errors or omissions in the comprehensive plan.
B.	<p>The proposed amendment maintains the internal consistency of the comprehensive plan and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain consistency.</p>
C.	<p>The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.</p>
D.	<p>If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.</p>
E.	<p>If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.</p>



Powder West

Comprehensive Plan Map Amendment Application Narrative MOA Case 2024-0107

This is a request for a comprehensive plan map amendment that would change the land use designation of the project site from Transportation Facility with a subclassification of Intermodal Transit to Development Reserve. This application is being submitted concurrently with two other following applications; (1) a platting application that would subdivide the project site as well as the parcel of land directly to the west into thirteen parcels, and (2) a zoning map amendment application for eleven of those parcels to be rezoned from CE-TR into a mixture of zoning districts, including CE-R-3, CE-B-3, and CE-I-2.

The project site is located in Eagle River west of Eklutna Park Drive and the parcel is legally described as Tract 39 Subdivision Tract 39A. The site is approximately 391 acres and is currently undeveloped.

Request Conformance with the Approval Criteria for Comprehensive Plan Map Amendment Standards (AMC 21.03.160.E)

- a. **The proposed amendment is necessary in order to address one or more of the following:**
- i. **A change in projections or assumptions from those on which the comprehensive plan is based;**
 - ii. **Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan;**
 - iii. **A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or**
 - iv. **Identification of the errors or omissions in the comprehensive plan.**

The 2006 *Chugiak-Eagle River Comprehensive Plan* Land Use Map identifies this site as Transportation Facility with a subclassification of Intermodal Transit, and includes this site with the land owned and operated by the railroad to the northwest of the property. However, the project site is no longer part of the railroad's land and only the northern tip of the site abuts the railroad. To the west of the site is a parcel of land equally as large that has the railroad abutting its entire western and northwestern boundary that is classified as Development Reserve. To the east of the site is land classified as Residential. It is unreasonable to assume that all 391 acres of land between these two use classifications would be needed for a transportation facility.

Amending the classification of this site to Development Reserve to match the land to the west will allow the progression of the larger Powder West project. The Powder West project proposes to subdivide this parcel and the parcel directly to the west into eleven tracts, which will then be rezoned from the Transition District to a mixture of residential, commercial, and industrial districts. The tracts that abut the railroad will consist of industrial and commercial zoning districts, which will allow for transportation related facilities in the future, if there is such a demand.

- b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.**

The proposed amendment maintains the internal consistency of the comprehensive plan. The change in use classification for this lot will not affect any other elements of the comprehensive plan or require any further changes to the comprehensive plan. In fact, this change will be the first step in a larger project that is thoroughly supported by multiple parts of the comprehensive plan and will benefit the community as a whole.

Additionally, this amendment is consistent with the following goals and policies of the *Anchorage 2040 Land Use Plan*:

- Goal 1: Plan for Growth and Livability. Anchorage achieves residential and commercial growth, which improves community resiliency and citizens' quality of life as it supports their vision for the future expressed in the Comprehensive Plan.
 - LUP 1.2: Employ land use and development strategies for the Anchorage Bowl to accommodate the forecast number of additional residents, households, and jobs through 2040. (Supersedes Anchorage 2020: Policy 3)
 - LUP 1.3: Coordinate area-specific plans and updates so that collectively these maintain or improve Anchorage's capacity to accommodate housing, employment needs, and achieve its goals for growth.
 - LUP 1.4: Use the 2040 LUP and area-specific plans in conjunction with other elements of the Comprehensive Plan to determine appropriate zoning in the Bowl, and evaluate proposed changes to land use regulations. (Supersedes Anchorage 2020: Policy 4).
- Goal 2: Infill and Redevelopment. Infill and redevelopment meet the housing needs of residents and businesses in Anchorage.
 - LUP 2.1: Identify and invest in areas best positioned to absorb growth meeting housing and employment needs.

This amendment is consistent with the following 2006 *Chugiak-Eagle River Comprehensive Plan Update*:

- Economic Development Goal: Promote economic growth that both builds on the area's resources and assets, and supports a mix of urban, suburban and rural lifestyles, while providing a range of employment opportunities and an adequate supply and variety of goods and services.
- Growth Goal A: Ensure an orderly, efficient pattern of development that reflects the diverse needs of the community and encourages growth that is consistent with historical land uses, community character and the natural environment.
- Community Design Goal A: Encourage development patterns and site designs which protect natural amenities, scenic vistas, general community character and also promote safety and healthy environments.
- Housing and Residential Development Goal A: Manage the supply of residential land in ways that meet the needs of present and future residents, preserve the community character and identity, and take into account community facilities and services.

- Commercial and Industrial Development Goal: Ensure an adequate supply of land in suitable locations for commercial and industrial development that is compatible with community needs and resources.

c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

This request, along with the corresponding platting and zoning amendment requests, will facilitate the better use of existing lands and will allow for a pattern of development that can reflect the diverse and changing needs of the community. It will contribute to the public interest, health, safety, convenience, and welfare of the community.

d. If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.

This site is currently classified for use as a Transportation Facility, however the large majority of the parcel does not abut the railroad nor is it currently owned by the railroad. The site is currently zoned CE-TR: Transition District. Wherein, Title 21 states that, "the permitted uses in these districts are intended to be as flexible as possible" and that these districts shall be developed under Old-code, "until such time as they are rezoned to a more appropriate classification in accordance with the Chugiak-Eagle River Comprehensive Plan." To follow the intent and directive of the comprehensive plan and rezone this parcel, first the land use classification must be changed.

This request proposes that the land use classification be changed to Development Reserve, which is the same land use classification of the land to the west of the site.

The 2006 *Chugiak-Eagle River Comprehensive Plan Update Land Use Plan* states that, "The Development Reserve classification is applied to areas that are generally suitable for development but whose location and absence of public facilities and lack of projected demand make near-term and intermediate-term development uncertain. Large-lot, single-family residential development is allowed by right. A public master planning process with proposed rezonings to active development districts shall occur prior to other development." As the surrounding area has been developed, public facilities have been brought in, and a noted market demand has grown in the area for new development, this proposal is one of the first steps in the planning process for developing this site per the Comprehensive Plan's directive.

e. If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.

The 2006 *Chugiak-Eagle River Comprehensive Plan Update Land Use Plan* states that, "The Development Reserve classification is applied to areas that are generally suitable for development but whose location and absence of public facilities and lack of projected demand make near-term and intermediate-term development

uncertain. Large-lot, single-family residential development is allowed by right. A public master planning process with proposed rezonings to active development districts shall occur prior to other development.” As the surrounding area has been developed, public facilities have been brought in, and a noted market demand has grown in the area for new development, this proposal is one of the first steps in the planning process for developing this site per the Comprehensive Plan’s directive. This site is consistent with the adopted description and locational criteria of the proposed land use designation of Development Reserve and is physically suitable to accommodate the proposed designation.



16515 Centerfield Drive, Suite 201
Eagle River, AK 99577
P: 907.696.2828
F: 907.696.2845
www.eklutnainc.com

August 27, 2024

S4 Group, LLC
Attn: Craig Bennett
124 E 7th Avenue
Anchorage, AK 99501

RE: Letter of Authorization - Powder West

To whom it may concern,

I, Kyle Foster, an authorized signatory for Eklutna Inc. (Corporation), the owner of the property legally described as Tract 39 Subdivision Tract 39 and T15N R2W SEC 35 Tract 38 Eagle River Powder Reserve (Powder West), Tax ID's 051-641-16 and 051-641-05, authorize S4 Group, LLC to represent the Corporation before the Municipality of Anchorage and submit materials and application(s) on the Corporation's behalf regarding the Application for Preliminary Plat and the Application for Zoning Map Amendment involving the parcels noted above.

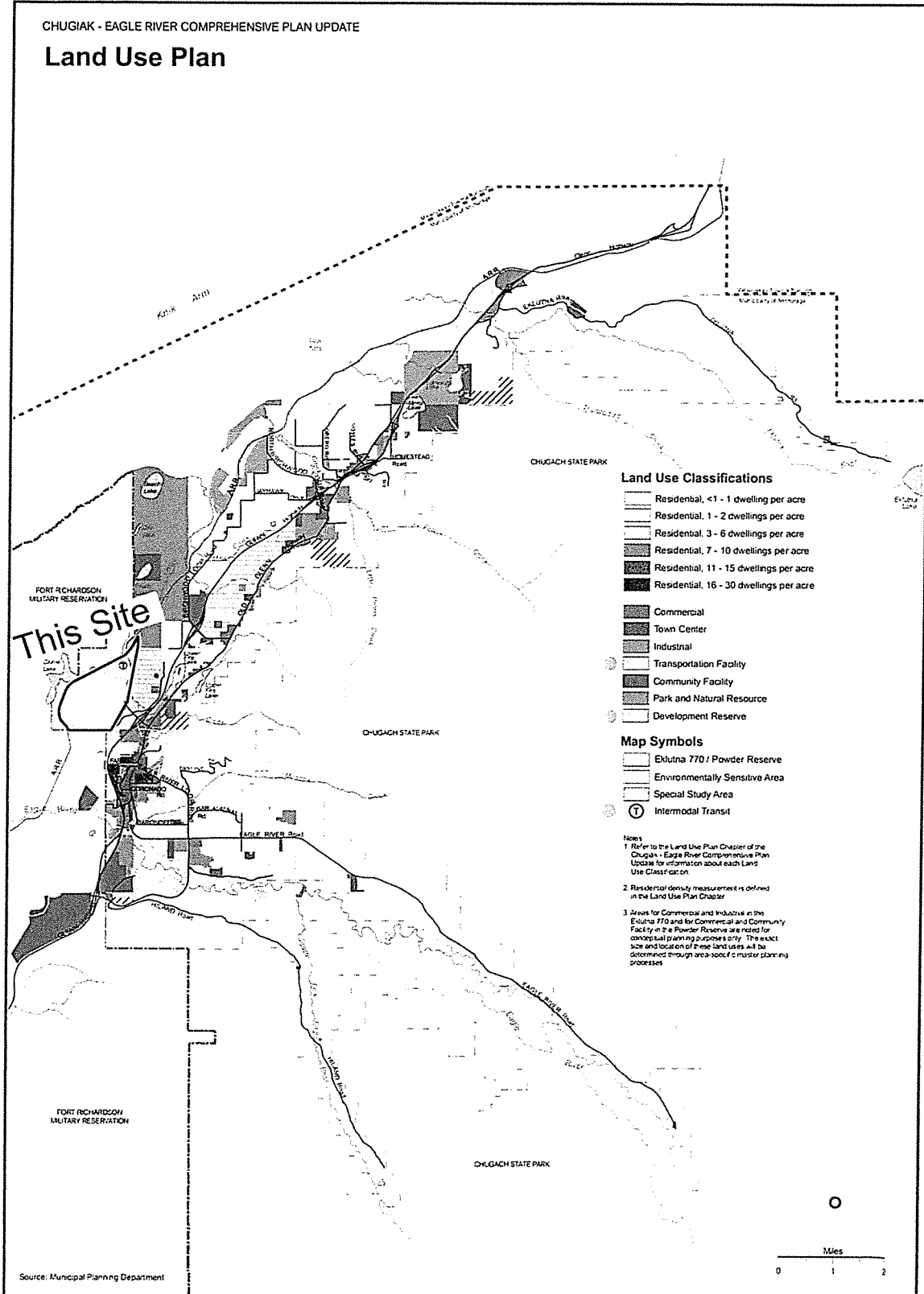
Sincerely,

Kyle Foster
Chief Executive Officer
Eklutna Inc.

Land Use Plan

Chugiak-Eagle River Comprehensive Plan

December 2006



Land Use Plan
Chugiak-Eagle River Comprehensive Plan
December 2006
Reference

Transportation Facility

The Transportation Facility classification applies to areas with existing or planned public facilities that are directly related to transportation by rail and air. This classification includes the Birchwood Airport properties, owned and managed by the State of Alaska Department of Transportation and Public Facilities, and Alaska Railroad land holdings and railroad utility corridors.

Intermodal Transit

Intermodal Transit identifies transit centers and potential future commuter railway stations, as well as existing and planned focus areas for transit service. This may be either a single-facility site or a wider area of concentrated transit service.

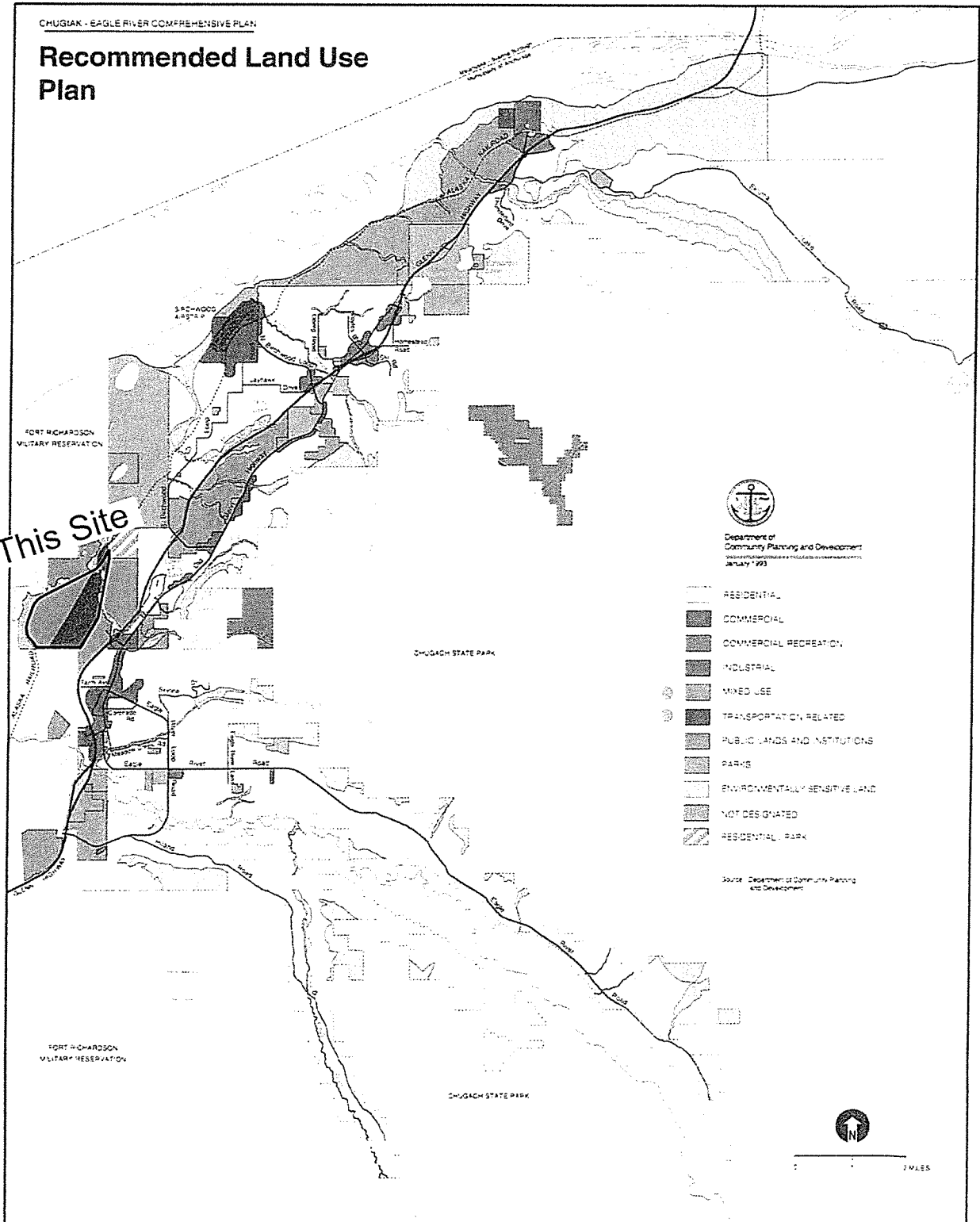
Intermodal Transit focus areas fit into and support town centers and mixed-use environments by providing alternative transportation choices for residents, employees, and visitors.

Development Reserve

The Development Reserve classification is applied to areas that are generally suitable for development but whose location and absence of public facilities and lack of projected demand make near-term and intermediate-term development uncertain. Large-lot, single-family residential development is allowed by right. A public master planning process with proposed rezonings to active development districts shall occur prior to other development. This classification includes Tract B in the western portion of the Powder Reserve, adjacent to Fort Richardson Military Reservation. Master planning for development in this area should take into account programmed military activities to avoid potential conflicts.

Land Use Plan

1993



Land Use Plan (Old) 1993 Reference

Mixed Use

This classification is for those areas intended to have a mix of residential, commercial, institutional, open space, or light industrial uses. A mixed use designation on the map does not prescribe particular proportions for each of these uses, but rather indicates that some amount of each use may be present in the area. A mixed use area shall contain a mix of uses.

The mixed use classification is intended to be used in those areas where development is expected to occur and where public infrastructure is planned during the life of the Plan, and where a well-designaed mix of uses with significant functional interrelationship is the highest and best use of the land. For example, in these areas commercial uses could be planned for ground floor development, with residential uses above. It is the policy of this Plan that a mixed use designated area be implemented through a Planned Community District or through an alternative zoning package, but not with the Transition zoning district.

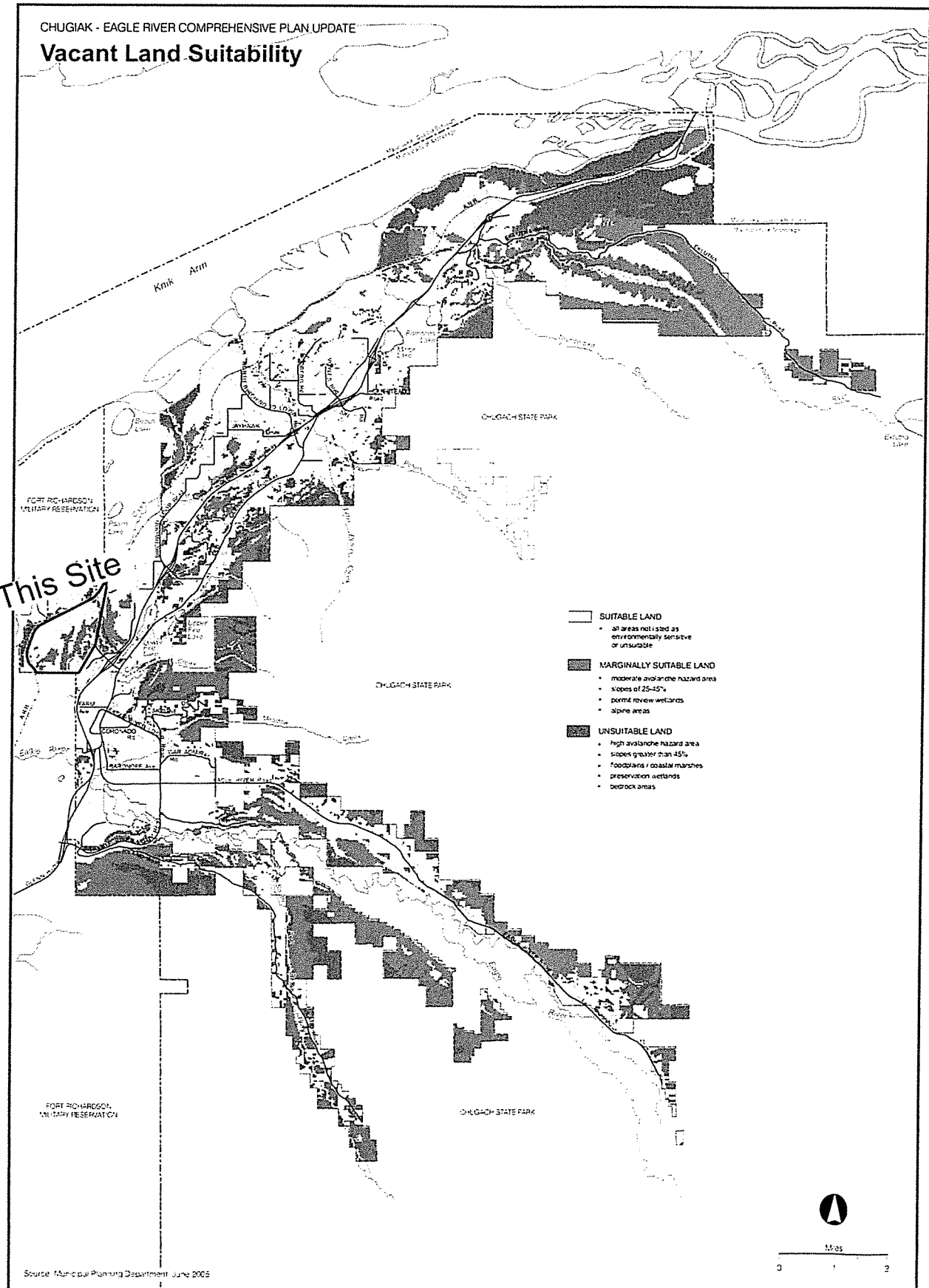
Transportation-Related

This classification applies to areas with existing or planned public facilities which are directly related to transportation by rail, air or water. The two areas so designated in this Plan are the Birchwood airport and Alaska Railroad holdings in the old powder reserve.

Vacant Land Suitability

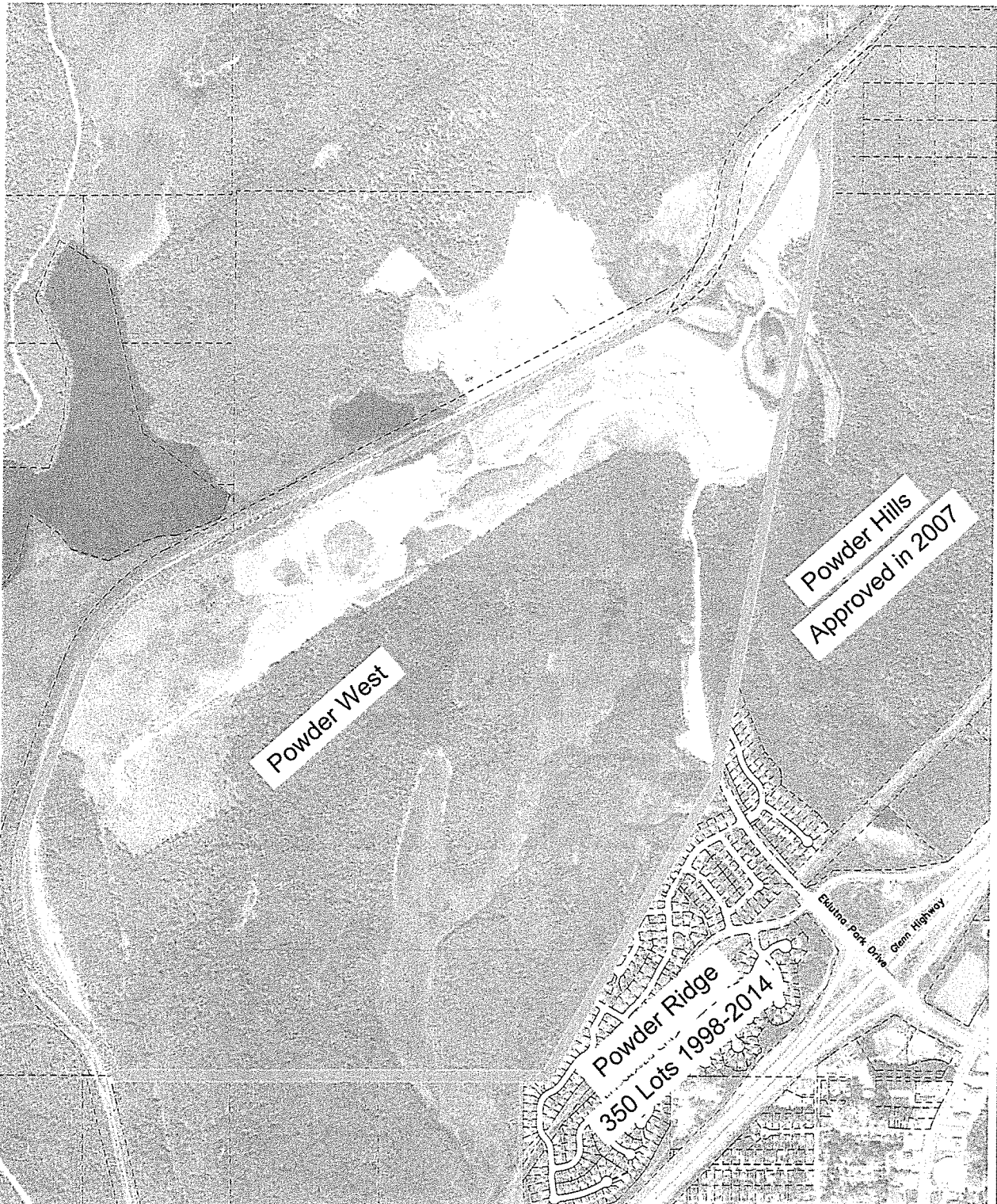
Chugiak-Eagle River Comprehensive Plan

December 2006





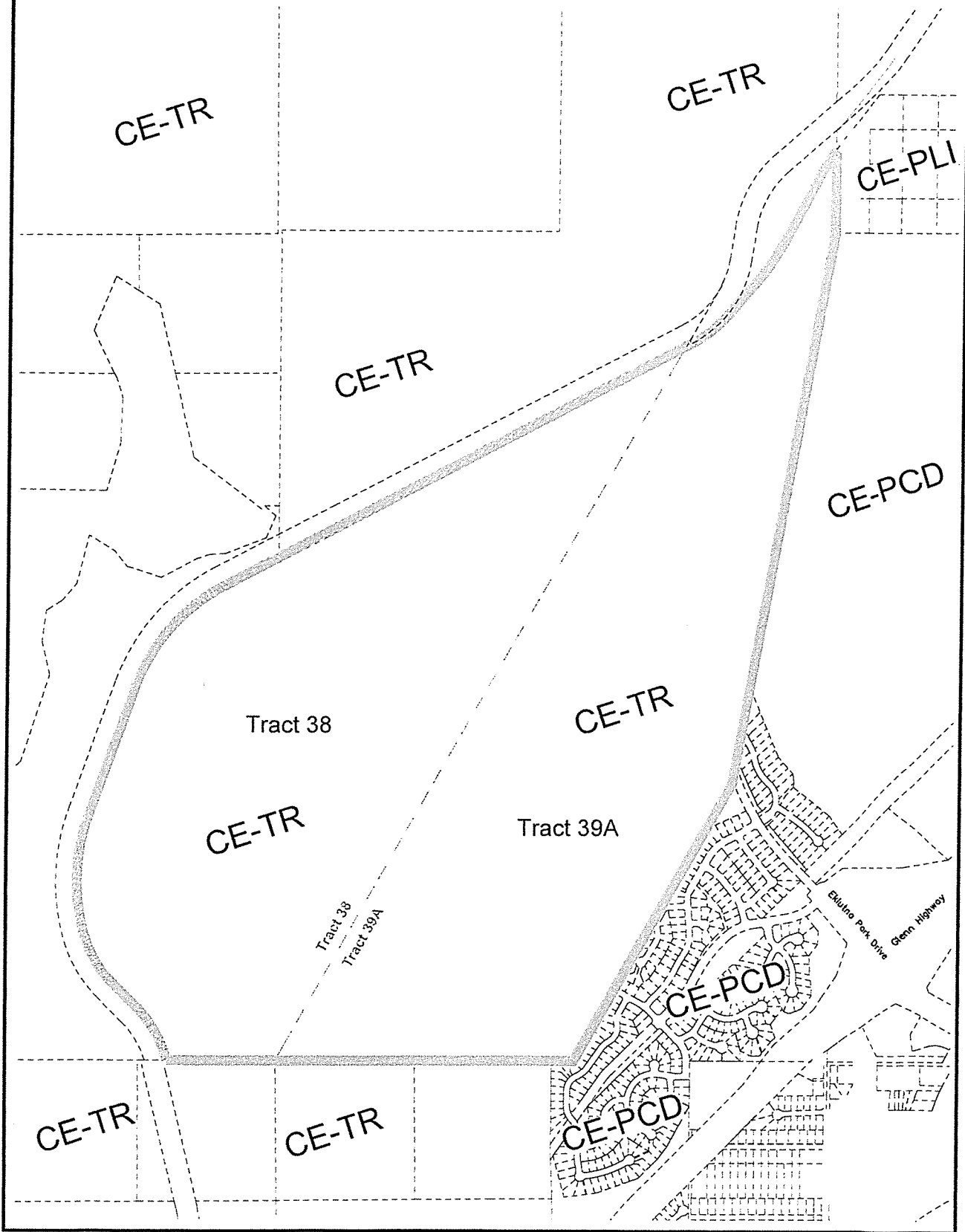
Overall Detail of Powder Areas





Zoning

Existing Zoning





Powder West Rezone and Tract Plat
Summary of Community Meeting
Aug 26, 2024

MOA Planning Division Director
4700 Elmore Road
Anchorage, AK 99507

330 notices were mailed on 07/25/24, 0 returned, see attached for content of notices.

Date: 08/22/2024 @ 6:00 PM

Location: 12001 Business Blvd. # 170, Eagle River, AK 99577

Subject: Powder West Rezone and Tract Plat

The project site is part of both the Birchwood and Eagle River community councils; neither of these community councils held an August meeting. So S4 Group set up its own community meeting for August 22nd, and are planning to also present at both community council's regular September meetings. The meeting covered the details of the proposed rezone, as well as the timeline, and process of the project. The following is a brief summary of the questions and comments made by the community. The meeting started at 6:05 pm and continued for 1 hour and 13 minutes. 25 people were present.

Q: What does CUP stand for?

A: Conditional Use Permit, is for the existing use of the gravel pit.

Q: Is the gravel pit part of this project?

A: The gravel pit is a separate project that is not part of this rezone and platting project.

Q: What is the rationale for the B-3 zoning in the top northern section of the site?

A: The rationale behind the intermix of residential and commercial zoning is for a walkable community.

Q: How are you providing water/utilities to the north B-3 section of the site?

A: Utilities will be brought in as the area is developed. The engineers and AWWU will work together for a design.

Q: Does this have anything to do with Eklutna's gambling rights?

A: No, it does not.

Q: What are the two types of wetlands?

A: There are jurisdictional wetlands and non-jurisdictional wetlands. Jurisdictional wetlands are regulated by the Corps of Engineers and you would need to get permission from them to build an access road over the wetlands. Non-jurisdictional wetlands are regulated by the Municipality of Anchorage.

Q: Does the municipality require credits for using wetlands?

A: The municipality does not have a credit system for using wetlands, that is something utilized by the Corps of Engineers.

Q: Is your wetland determination complete?

A: The jurisdictional wetland determination has been submitted to the Corps of Engineers and they are reviewing it.

Q: Can you fill wetlands and build on them?

A: Technically, in certain circumstances, you can, but it is highly unlikely that a developer would do that in this area.

Q: Your detail says 30 dwelling per acre, so what is being built there?

A: Nothing is being built at this time, we are proposing a rezone to CE-R-3 in that area, which allows for 30 dwellings per acre.

Q: What is a PUD? (in reference to the zoning for a subdivision to the south)

A: Planned Unit Development. It allows for site-specific zoning.

Q: Are there considerations for schools and parks with this plan?

A: That is something that would be looked at further along into the project. The local school district is not currently looking for sites to build new schools on, but if the district fills up in the future they may request some land in the area for their use.

Q: Why are you asking for R-3 versus other zoning districts? Is it because you want to build apartment complexes?

A: The R-3 zoning district allows for greater variety in the development of the land. It does allow for multi-family and single-family development, but it is still too early in the process to know what would be developed in these areas.

Q: Why do you have commercial districts abutting residential districts in this plan?

A: The idea is to have a walkable community where residents have easy access to services.

Q: What kind of businesses are generally built in B-3 districts?

A: B-3 allows for a large variety of businesses, including small stores, restaurants, offices, etc.

Q: Will the only access point be through Eklutna Park Drive?

A: We are looking at alternative access points to the development to supplement the Eklutna Park Drive access.

Q: Will there be low-income housing (apartments)?

A: A variety of housing models are allowed in CE-R-3, including single-family, two-family, and multi-family housing.

Q: Did Powder Hills have any low-income housing (apartments) approved?

A: Powder Hills had a mix of housing types approved, including single-family and multi-family housing.

Q: Who owns the land to the west?

A: Military land is to the west and north.

Q: Is what is being built on the land eventually up to the developer?

A: Yes, within the restrictions of the zoning and overriding code.

Q: Who determines the price of the lots?

A: Eklutna owns the land and will be ultimately responsible for the price of the land, which is market driven.

Q: What's the plan for providing water to the site? Would you be running into the same issues as Powder Hills? Would you bring water through Birchwood?

A: The plan would be to tap into the water and sewer at the edge of the property. AWWU has told us that bringing water onto the site will not be a problem. There is no discussion for bringing water lines through Birchwood.

Q: How is AWWU planning on providing services to this many houses?

A: AWWU is actively looking at this project and will be working with us on providing services.

Q: Are there any other zoning districts being considered for this site?

A: These are the zoning districts we are proposing in our application.

Q: How long is Eklutna planning to continue to operate under the CUP for the gravel pit? What are the remediation requirements for the CUP?

A: Probably 25 years, but it is market based. These days, in the Anchorage area, you need to provide a remediation plan to close out a gravel pit permit, which includes a landscape plan, topsoil, seeding, etc.

Q: What would be the source of the water being supplied to this site? What about the source of heating?

A: The MOA currently gets its water supply from Eklutna Lake. Electric and natural gas would be available to the area.

Q: What is Eklutna's outlook on the future buyers?

A: Eklutna had an economic report completed that shows a great need for more residential land in Eagle River.

Q: Is this information available to the community?

A: Once we submit the application, it will be available through the MOA website to everyone.

Q: What happens after the zoning and tract plat is approved?

A: If everything gets approved, we would move on to the site design, which would include the placement of roads, lots, utilities, etc. That approval process would be similar to this project's approval process, but would be seen before the Platting Board vs the Planning and Zoning Commission.

Q: Is there a plan for which areas you would be developing first?

A: No, there is not a development plan at this time.

Q: How soon are you planning on starting to clear the land?

A: Generally, you don't start clearing until you start building roads, which wouldn't happen until a development plan was approved.

Q: Who's funding the road development?

A: Eklutna would be building the road within the site.

Concerns from the community:

Community members expressed concerns about access roads, traffic impacts on the area, access to water and the impact on the surrounding area, the potential development of apartments in the area, and increase in property taxes due to extending services to the area.

Sign-In Sheet

NAME

Community Council

Dusty Finley	Eagle River
Anne Moen	Eagle River
Cliff Cook	Eagle River
Will Taylor	CHUGIAK
GRANT MATHEWS	ANK
Jam + Dave Wachsmuth	E R Valley
Scott Fisher	Chugiak Fire Dept
Brian Pertzsch	Eagle River
Carol Perkins	Birchwood
Sean & Glenda Ellis	Eagle River
Chuck Hornum	Eagle River
KEVIN HEATH	EAGLE RIVER
Joy Boston	Hillside
ERRY Deal	E. River
Dty Friend	Birchwood
John Crankshaw	Birchwood
Sandra Melin	E.R.
Kansas Redolfin.	E River
Alexander Hill	Birchwood
James Forman	Eagle River
Josh Johnson	

NAME

Community Council

Debbie Osslandus

Birchwood

Amy Steffian + Steve Hull

Eagle River

Community Meeting Notification: Powder West

Community Meeting
Date & Location:

AUGUST 22 @ 6:00 PM

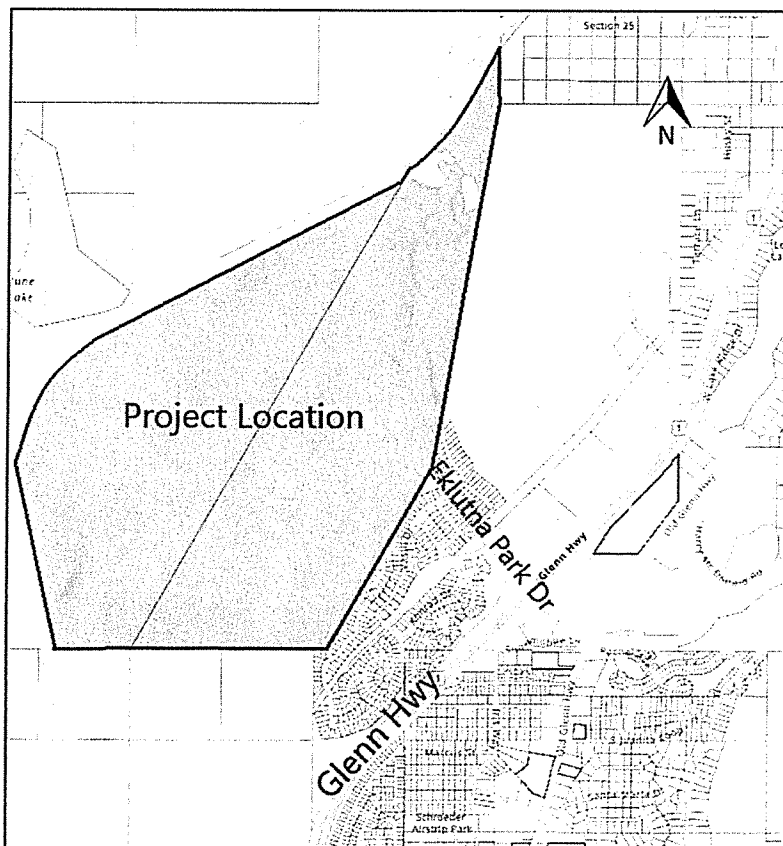
12001 Business Blvd. #170
Eagle River, Alaska 99577

S4 Group, LLC will be presenting a platting action and a rezone action to the Eagle River and Birchwood communities on Thursday August 22nd at 6:00 pm. The meeting will be located at 12001 Business Blvd, Room 170, Eagle River, Alaska 99577.

Representatives of the proposed project will provide an overview of the project, project schedule, and will be able to answer questions. If you are not able to make this meeting, you can still contact us with any questions or concerns regarding the project at: craigb@s4ak.com or (907) 306-8104.

The project site of approximately 760 acres is located west of Eklutna Park Dr., described as Tract 39 Subdivision Tract 39A and T15 R2W SEC 35 Tract 38 Eagle River Powder Reserve.

For more information go to: s4ak.com/notice



Sent by: S4 Group, LLC, E 7th Ave, Anchorage, AK 99501

«Name»
«Address»
«City», «State» «Zip»

Birchwood Community Council

birchwoodcouncil@gmail.com

AGENDA

BIRCHWOOD Community Council

Wednesday, September 11, 2024, 7-9:00 PM

Hybrid meeting: Beach Lake Ski Chalet

And via Zoom

<https://us06web.zoom.us/j/88131919316?pwd=RDA5ZGYrSlhORFhyOUtCM2dTRmJXdz09>

1. Call to Order:

2. Approval of May Minutes:

3. Announcements: (reminder please limit presentations to 5 minutes)

- a) Community Council Boundaries-10-year review project-need a volunteer to follow this project
- b) FCC representative needed to take over from Carol Perkins
- c) Liquor License renewals in our area-2 and overall for Eagle River-Chugiak-15
- d) Chugiak-Eagle River Comprehensive Plan
- e) MOA and Eagle River/Chugiak Parks and Rec Trail Survey

4. Reports:

- a) FCC Report:
- b) CBERRRSA Road Board Report: Matt Cruickshank -Starner Bridge update, mil rate
- c) Parks and Recreation Report: Barbara Trost-update on mushing trails, Mac Center etc-15 minutes
- d) Chugiak Eagle River Advisory Board: Debbie Ossiander
- e) Treasurer's report: \$204.00.
- f) CVFD: Chief Scott Fisher-
- g) Birchwood Patrol Report:
- h) Legislative / Assembly / School board reports:

5. Appearances

- a) Arianna Bellizzi, Executive Director, Federation of Community Councils

6. Old Business

- a) Birchwood Airport Master Plan: Val Jokela
- b) Resolution in support of Birchwood ABC PTA position to keep the school from closing-Matt/Debbie

7. New Business

- a) Potential Eklutna Casino
- b) Long Range Transportation Strategy-Mark Littlefield and Resolution in support
- c) Powder West briefing-S4 Group Kate Sauve (3-5 minutes)

8. Action Items

9. Adjournment:

2024-2025 board: Debbie Ossiander, CERAB and Co-Chair; Matt Cruickshank, Co- Chair, Road Board rep; Ben Westveer: Secretary for Publicity, Carol Perkins: Parks and Rec Alt rep; Barbara Trost, Parks and Rec rep; Patty Friend, Member at large, and CERAB alternate; Val Jokela, Secretary-Treasurer, alternate Road Board

Officers: Term Expires January
Pres. – Chuck Homan II (2025)
V. Pres. – Cliff Cook (2026)
Sec - Camilla Hussein-Scott (2026)
Treas. – Pauline Tise (2025)



Executive Directors:
Sean Murphy (2025)
Vacant (2026)
John Rathert (2025)
Terms Expires in January

EAGLE RIVER COMMUNITY COUNCIL
12001 Business Blvd. #170 Eagle River, Alaska 99577

Agenda

September 12, 2024 6:30 – 8:30 PM

1. **Call to Order:** (Quorum 3 Executive Board members)
2. **Introductions:**
3. **Approval of Agenda:**
4. **Approval of Minutes:**
5. **Public Safety Reports: AFD, APD**
6. **Elected Officials Reports:**
 - Senator Kelly Merrick
 - Representative Jamie Allard • Representative Dan Saddler
 - Assemblyman Scott Myers • Assemblyman Mark Littlefield
 - School Board Member
7. **Special Presentations:**
 - Eklutna Powder West Rezone present by S4 Group
 - Chugiak/Eagle River long range transportation survey. Daniel McKenna-Foster, MOA Planner
8. **Committee Reports:**
 - Treasurer Report: Pauline Tise
 - Parks & Rec: Pauline Tise:
 - Road Board – Chuck Homan II; Alt John Rathert
 - Advisory Board – Sean Murphy; Alt. Camilla Hussein-Scott
 - Federation Community Councils; Cliff Cook; Alt. Jamie Lytton
9. **Community Updates**
 - Eagle River Community Patrol: Cliff Cook/John Rathert
 - Chugiak\Eagle River Library Update :
 - JBER: Joy Boston
10. **Old Business:**
 - 2025 Capitol Improvement Program (CIP) survey
<https://www.muni.org/communitycouncilsurveys/homepage/>
11. **New Business:**
 - Schroeder Park addressing current use and ideas for improvement
12. **Comments from Eagle River Community Council Membership/Guests (3 minutes each)**
13. **Upcoming Events:**
 - ERCC next meeting October 10th 6:30 – 8:30 PM
 - CBERRRSA Board of Supervisors meeting: September 23rd 6:30 – 8:30PM.
 - Parks and Rec Board of Supervisors monthly meeting: Every 2nd Monday of the Month, 6:30 – 8:30 PM
 -
14. **Adjournment**

**REVIEWING AGENCY AND
PUBLIC COMMENTS**

RECEIVED

NOV 15 2024

Regarding the rezoning of the Powder West subdivision tracts.

We wanted to draw the attention to the JBER AICUZ plan.

The tracts in question are wholly or in part located inside the 87 dB Pk 15 contour for noise generated at JBER by our small arms training operations. Our small arms training is necessary training for our soldiers to be able to prepare for and carry out our mission.

See figure 6-10 and table A-3 of the attached report which outlines the extents of this noise and a table of suggested compatible land-uses. In particular see note 1 to table A-3 for recommended noise reduction if residential development were to be allowed in this noise zone.

We recognize that the Municipality of Anchorage, and the JBER mission are in need of more housing but want to voice our concern for potential negative impact to our ability to carry out our mission if development is allowed in this area without requiring noise mitigation.

We would be happy to participate in the hearing on 2 December if you require our participation.

Feel free to reach out with any questions.

Best regards,

Tor Anderzen, P.E. CIV

JBER Community Planner

673 CES/CENPP

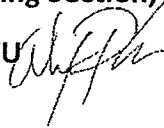
Office (907) 384-3083

Cell (907) 306-3450

MEMORANDUM

RECEIVED

NOV 08 2024

DATE: November 11, 2024
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Alex Prosak, P.E., Planning Section, AWWU 
RE: Zoning Case Comments
Decision date: December 02, 2024
Agency Comments due: November 04, 2024

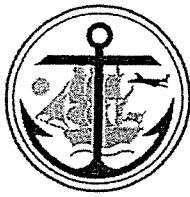
AWWU has reviewed the materials and has the following comments:

2024-0107 TRACT 39A, TRACT 39 SUBDIVISION (PLAT 2020-55) – Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of a request for Comprehensive Plan Amendment to change the land use designation of a parcel of land from Transportation Facility with a subclassification of Intermodal Transit to Development Reserve, Multiple Grids.

1. AWWU water and sanitary sewer will become available to this parcel upon further development.
2. AWWU has no comments or objections to this Review and Recommendation.

If you have any questions pertaining to public water or sewer, please call (907) 786-5694 or send an e-mail to alex.prosak@awwu.biz.





MEMORANDUM

RECEIVED

DATE: November 4, 2024

TO: Current Planning Division Supervisor,
Planning Department

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

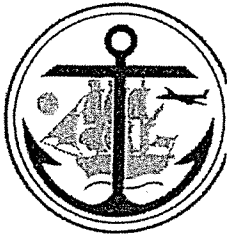
FROM: Randy Ribble PE, Assistant Traffic Engineer

SUBJECT: **2024-0107 Review and Recommendation by the Planning and Zoning Commission to Anchorage Assembly of a request for comprehensive plan amendment to change land use designation of a parcel of land from Transportation Facility with a subclassification of Intermodal Transit to Development Reserve**

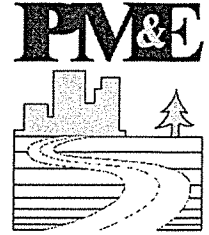
NOV 05 2024

Tract 39A, Tract 39 subdivision (Plat 2020-55)

Traffic Engineering has no objections to the amendment to the Comprehensive plan to change the designation of this parcel from Transportation Facility to Development Reserve.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: November 4, 2024
To: Dave Whitfield
FROM: Kyle Cunningham
SUBJECT: Cases 2024-0107, S12802 & 2024-0109: Comments from Watershed Management Services.

RECEIVED

NOV 04 2024

Watershed Management Services (WMS) has the following comments for the December 2, 2024 Planning and Zoning Commission hearing:

- 2024-0107 - Tract 39A, Tract 39 Subdivision (Plat 2020-55);
 - Advisory Comment: There are streams located on this plat and the stream protection setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
- S12802 – Tract 39, Tract 39A Subdivision (Plat 2020-55); and Tract 38 located within Sections 26, 34 & 35 Township 15 North, Range 2 West, Seward Meridian, Alaska;
 - There are mapped stream features located on this plat. Prior to recording final plat, add the streams to plat documents.
 - Add plat note: There are streams located on this plat and the stream protection setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
- 2024-0109 - Proposed Tracts 1, 2, 3, 4, A, B, C, D, E, F & G, Powder West Tracts, a Subdivision of Tract 39, Tract 39A Subdivision (Plat 2020-55) and Tract 38 located within Sections 26, 34 & 35 Township 15 North, Range 2 West, Seward Meridian, Alaska;
 - WMS has no comments on or objections to this request.

MUNICIPALITY OF ANCHORAGE



Eagle River Street Maintenance
Eagle River Town Center, Room 131
12001 Business Blvd., Eagle River 99577

Mayor Suzanne LaFrance

Phone: 907-343-1510
Fax: 907-694-1540

RECEIVED

NOV 04 2024

Current Planning Division
P.O. Box 196650
Anchorage, AK 99519

November 4, 2024

RE: Case 2024-0107

The Eagle River Street Maintenance staff has reviewed the case and no comments or concerns with the request.

In the event that the CBERRRSA Board of Supervisors has additional comments they will be forwarded.

Sincerely,

Tony Winsor
Deputy Officer
Eagle River Street Maintenance
Administration, M.O.A.
Office: 343-1512
Email: Anthony.winsor@anchorageak.gov



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
Fax number: 907-269-0521
Website: dot.state.ak.us

October 31, 2024

RECEIVED

OCT 31 2024

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 the following comments:

- **2024-0107 – Eklutna Inc, Powder West, Comprehensive Plan Map Land Use Amendment**
 - No objection to the proposed Comprehensive Plan Map Land Use Amendment changing the underlying land use from Transportation Facility to Development Reserve.
- **2024-0109 – Eklutna Inc., Powder West, Zoning Map Amendment**
 - No objection to the proposed zoning changes.
- **S12802 – Eklutna Inc, Powder West, Preliminary Plat**
 - No objection to the proposed platting action.
 - DOT&PF will require a Traffic Impact Analysis (TIA) for this subdivision. North Eagle River Access Road and the interchange with the Glenn Highway are this subdivision's only access. The potential volume of housing proposed for this subdivision and other development in the area could have a significant impact on the current transportation system and infrastructure. Coordinate the TIA with Matt Walsh, Property Management Supervisor, mattew.walsh@alaska.gov in DOT&PF's ROW department. TIA will also require coordinating with the Municipality of Anchorage's Traffic Department. Please include a copy of the subdivision's master plan that shows planned internal circulation with the TIA.

“Keep Alaska Moving through service and infrastructure.”

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.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc: Sean Baski, P.E., Highway Design Group Chief, 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
Anna Bosin, P.E. Highway Safety Engineer, DOT&PF

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Tuesday, October 22, 2024 7:15 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2024-0107 Request for Reviewing Agency Comments

RECEIVED

OCT 22 2024

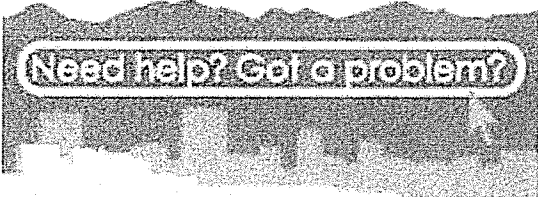
ROW has the following comments for case number 2024-0107:

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

#ANCWORKS!
An online tool for Anchorage



Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Friday, October 18, 2024 2:58 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: FW: 2024-0107 Address Reviewing Agency Comments
Attachments: 2024-0107 Routing Coversheet.pdf

RECEIVED

OCT 18 2024

No comments.

Regards,

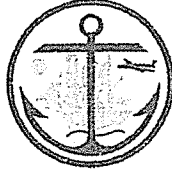
Karleen Wilson
Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
[Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Tuesday, October 15, 2024 5:03 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2024-0107,S12802,2024-0109,20204-0116,2024-0117 Request for Reviewing Agency Comments

Hello all. Attached please find our Routing Coversheets for the above referenced cases (2024-0107 & 2024-0116 Comp Plan Amendment; S12802 Long Plat; 2024-0109 & 2024-0117 Rezone) which are scheduled as Public Hearings before the Planning and Zoning Commission on 12/02/24. Routing Materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the case number of interest. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

- 2024-0107 [https://www.muni.org/CityViewPortal/Planning/Status?planningId=18072.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18072)
- S12802 [https://www.muni.org/CityViewPortal/Planning/Status?planningId=18074.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18074)
- 2024-0109 [https://www.muni.org/CityViewPortal/Planning/Status?planningId=18075.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18075)
- 2024-0116 [https://www.muni.org/CityViewPortal/Planning/Status?planningId=18084.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18084)
- 2024-0117 [https://www.muni.org/CityViewPortal/Planning/Status?planningId=18085.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18085)

**AFFIDAVIT
OF POSTING**



AFFIDAVIT OF POSTING

CASE NUMBER: 2024-0107, 2024-0109

I, Kate Savle hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for camp sign/signage amendment. The notice was posted on 9/27/24 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 27 day of September, 2024.

Kate Savle
Signature

LEGAL DESCRIPTION

Tract or Lot: 39A, 38

Block: _____

Subdivision: Tract 39, Eagle River Powder Reserve

