

Alyeska Resort
c/o Willam Laurie, Development Manager
1000 Arlberg Avenue
Girdwood, AK 99587



March 26, 2024

Mr. Dave Whitfield, Manager & Platting Officer
Planning Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK

SUBJECT:

Revisions to Commercial Tract Plat 2008-126

Dear Mr. Whitfield:

Pomeroy Lodging, Alyeska Resort, Skylab Architecture and the Boutet Company Inc. is submitting a Preliminary Plat for Revisions to Commercial Tract Plat 2008-16 for the development of the Village at Alyeska, located on Tract A and Tract B, Alyeska Prince Subdivision in Girdwood, Alaska.

The following submission outlines requirements for the Preliminary Plat and revisions to the associated commercial tract plat. Enclosed you will find a Preliminary Plat, Application Form, Cert to Plat document and the associated title report & exceptions. This submission is being made in association with the application for Area Master Plan Amendment and Development Master Plan as it pertains to the Alyeska Resort Area Master Plan.

It is our understanding that the project will be placed on the June 3rd, 2024, Planning and Zoning Commission agenda. If this is not the case, please let us know immediately.

If you have any questions or require additional information, please contact me at 289-260-4048 or willaml@pomeroylodging.com.

We thank you for the consideration.

Sincerely,

Willam Laurie, Development Manager
Pomeroy Lodging & Alyeska Resort

S12778 JUN 03 2024

Application for Preliminary Plat

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

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Alyeska Development Holdings LP	Name (last name first)	Hoffman, Tony
Mailing Address	707 7 Ave SW #810	Mailing Address	601 East 57th Place, Suite 201
	Calgary, Alberta, Canada T2P 3H6		Anchorage, Alaska, 99518
Contact Phone – Day	8254144681	Contact Phone – Day	9072706764
Evening		Evening	
E-mail	willaml@pomeroylodging.com	E-mail	thoffman@tbcak.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): List Attached			
Site Street Address: 1000 Arlberg Avenue, Girdwood, AK			
Current legal description: (use additional sheet if necessary) Alyeska Subdivision, Prince Addition, Tract A, Fragment Lots 1-9 (PLAT 2008-126) Alyeska Subdivision, Prince Addition, Tract B, Fragment Lots 1-13 (PLAT 2008-126)			
Zoning: GRST-2	Acreage: 49.96	Underlying Plat #: 87-131	Grid #: Multiple
# Lots: 22	# Tracts: 0	Total # parcels: 22	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Alyeska Subdivision, Prince Addition, Tract A Fragment Lots 1-13 Alyeska Subdivision, Prince Addition, Tract B Fragment Lots 1-13		
# Lots: 26	# Tracts: 0	Total # parcels: 26

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 subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature _____
Owner ☒ Representative
(Representatives must provide written proof of authorization)

4/4/24
Date

Print Name
Tony Hoffman

Accepted by:	Poster & Affidavit	Fee:	Case Number: 312778	Meeting Date: JUN 03 2024
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COMPREHENSIVE PLAN INFORMATIONImprovement Area (per AMC 21.08.050B.): ☒ Class A ☐ Class B**Anchorage 2040 Land Use Designation:**

- ☐ Neighborhood (Residential) ☐ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood- Turnagain Arm

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

ENVIRONMENTAL INFORMATION (All or portion of site affected)

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

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

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

POTABLE WATER AND WASTE WATER DISPOSAL

- Potable Water provide by: ☒ Public utility ☐ Community well ☐ Private well
 Wastewater disposal method: ☒ Public utility ☐ Community system ☐ Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

- ☐ Signed application (original)
☐ Watershed sign off form, completed
☐ 8½" by 11" reduced copy of plat
☐ Certificate to Plat
- 4 copies required: ☐ Subdivision drainage plan
- 9 copies required: ☐ Topographic map of platted area
- 16 copies required: ☐ Signed application (copies)
 (7 copies for a ☐ Preliminary plat
 short plat) ☐ As-built (if applicable)
☐ Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

- ☐
- Soils investigation and analysis reports (4 copies)

Waived by _____

Tract A - Legal Description	Parcel ID
ALYESKA PRINCE ADDITION TR A FRAG LT1	07504145000
ALYESKA PRINCE ADDITION TR A FRAG LT2	07501110000
ALYESKA PRINCE ADDITION TR A FRAG LT3	07501111000
ALYESKA PRINCE ADDITION TR A FRAG LT4	07501112000
ALYESKA PRINCE ADDITION TR A FRAG LT5	07501113000
ALYESKA PRINCE ADDITION TR A FRAG LT6	07501114000
ALYESKA PRINCE ADDITION TR A FRAG LT7	07501115000
ALYESKA PRINCE ADDITION TR A FRAG LT8	07504146000
ALYESKA PRINCE ADDITION TR A FRAG LT9	07504147000
ALYESKA PRINCE ADDITION TR A FRAG LT10	07504148000
ALYESKA PRINCE ADDITION TR A FRAG LT11	07504149000
ALYESKA PRINCE ADDITION TR A FRAG LT12	07504150000
ALYESKA PRINCE ADDITION TR A FRAG LT13	07504151000

Tract B - Legal Description	Parcel ID
ALYESKA PRINCE ADDITION TR B FRAG LT1	07501108000
ALYESKA PRINCE ADDITION TR B FRAG LT2	07501109000
ALYESKA PRINCE ADDITION TR B FRAG LT3	07504138000
ALYESKA PRINCE ADDITION TR B FRAG LT4	07504139000
ALYESKA PRINCE ADDITION TR B FRAG LT5	07504140000
ALYESKA PRINCE ADDITION TR B FRAG LT6	07504141000
ALYESKA PRINCE ADDITION TR B FRAG LT7	07504142000
ALYESKA PRINCE ADDITION TR B FRAG LT8	07504143000
ALYESKA PRINCE ADDITION TR B FRAG LT9	07504144000

Authorization Certificate

Date: 4.7.2024

Current Project Legal: Alyeska Village Preliminary Plat – Alyeska
Prince Addition TR A, Alyeska Prince Addition TR B

Proposed Legal: Same

Type of Authorization: Preliminary Plat

Statement:

I hereby authorize The Boutet Company Inc. to represent me in the
Municipality of Anchorage Platting Application of the above described
property.

Thank you,

William Laurie



CHERRYWOOD AIRPORT
PLAT 75-423

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-131
TRACT I

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-131
TRACT A

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-131
TRACT I

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-131
TRACT B

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-131
TRACT A

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-131
TRACT A

LEGEND
Frag Lot 6
48,947 SF
PROPOSED FRAGMENT LOT DESIGNATION



Surveyor's Certificate

I, Anthony Hoffman, professional land surveyor, do hereby certify that this is a true and correct representation of record of the boundary of Alyeska Subdivision, Prince Addition, Tracts A&B per record plat no. 87-131.

Certificate of Ownership

I (we), hereby certify that I (we) hold the herein specified property interest in the property described herein. I (we) hereby agree to this site plan and to any restrictions or covenants that may be placed on the property and to any such restrictions or covenants shall be binding and enforceable against present and successive owners or this property.

Owner: ALYESKA RESORT HOTEL LIMITED
9850 UNIVERSITY AVE. GRANDE PRAIRIE
ALBERTA, CANADA

AUTHORIZED SIGNER

Plat Approval

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY
THIS _____ DAY OF _____, 2024.

AUTHORIZED OFFICIAL

Approvals

Platting Officer _____ Date _____

Municipal Surveyor _____ Date _____

Tax Certification

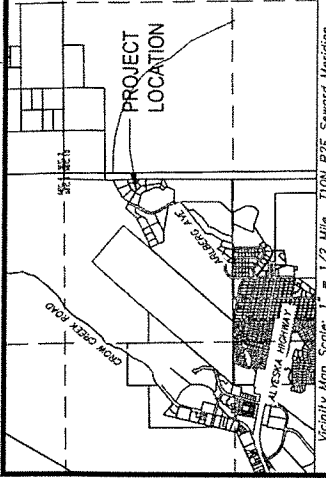
All real property taxes levied by the Municipality of Anchorage on the property described herein have been paid in full, and if approval is sought between January 1 and the tax due date, there is no deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

Authorized Official _____ Date _____

- NOTES
1. PROJECT COORDINATES ARE EXPRESSED IN NAD83, ZONE 4. BEARINGS AND DISTANCES ARE EXPRESSED IN GRID COORDINATES AND FEET.
 2. MONUMENTS SHOWN AND THE RECORD GEOMETRY OF THE RECORDED PLAT.
 - 3.

COMMERCIAL TRACT FRAGMENT LOT SITE PLAN SHEET 1

ZONING: GRST-2



COMMERCIAL TRACT FRAGMENT LOT SITE PLAN
SHEET 1

Alyeska Subdivision, Prince Addition, Tract A

Fragment Lots 1-13

Alyeska Subdivision, Prince Addition, Tract B

Fragment Lots 1-13

Per Plat 87-131

Containing 49,956 Acres, 26 Fragment Lots
Located within Sections 9 and 10, T10N., R22E.,
Seward Meridian, Alaska Anchorage Recording District

The Boutet Co.
601 EAST 15TH, SUITE 102
ANCHORAGE, ALASKA 99518
PHONE (907) 525-6778 FAX (907) 525-6779

SHEET 1 of 2

S12778 JUN 03 2024



ALASKA LAND SURVEY NO. 2017-25
PLAT 2023-42

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-129
TRACT I

SHEDWOOD AIRPORT
(PLAT 75-42)

ADL 229089
LEASE AREA
DPL NO. 2018-025613-45

CHASKACH NATIONAL FOREST

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-129
TRACT I

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-129
TRACT B

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-129
TRACT A

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-129
TRACT B

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PLAT 87-129
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PLAT 87-129
TRACT B

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-129
TRACT A

ALYESKA SUBDIVISION PRINCE
ADDITION
PLAT 87-129
TRACT B



Surveyor's Certificate

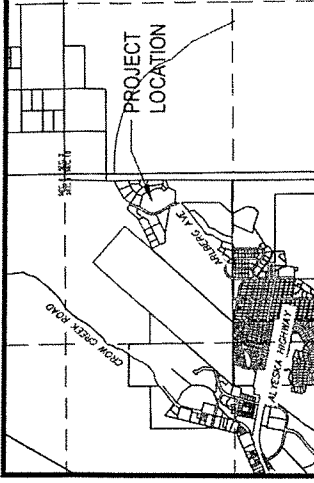
I, Anthony Hoffman, professional land surveyor, do hereby certify that this fragment lot site plan shows a true and correct representation of record boundary of Alyeska Subdivision, Prince Addition, Tracts A&B per record plat no. 87-131.

LEGEND	
	PROPOSED FRAGMENT LOT DESIGNATION
	EDGE PAVEMENT
	EDGE GRAVEL PAD OR ROAD
	CONCRETE
	EDGE EXISTING VEGETATION/LANDSCAPING

- NOTES
1. PROJECT COORDINATES ARE EXPRESSED IN NAD83 ZONE 4. BEARINGS AND DISTANCES ARE EXPRESSED IN DEGREES AND MINUTES AND FEET.
 2. PROPERTY LINES WERE SET BY SURVEYOR AND MONUMENTS OF THE FOUND MONUMENTS SHOWN AND THE RECORD GEOMETRY OF THE RECORDED PLATS.

COMMERCIAL TRACT FRAGMENT LOT SITE PLAN SHEET 2

ZONING: GRST-2



COMMERCIAL TRACT FRAGMENT LOT SITE PLAN
SHEET 2

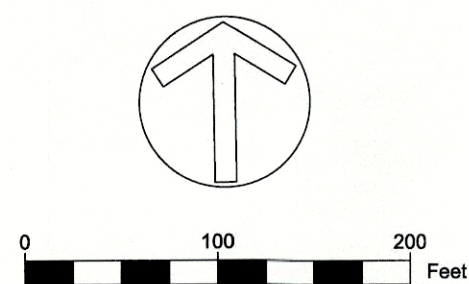
Alyeska Subdivision, Prince Addition, Tract A
Fragment Lots 1-13
Alyeska Subdivision, Prince Addition, Tract B
Fragment Lots 1-13
Per Plat 87-131

Containing 49.956 Acres, 26 Fragment Lots
Located within Sections 9 and 10, T10N., R02E.,
Seward Meridian, Alaska Anchorage Recording District

City: SE-4517, SE-4517 SE-4717
Scale: 1"=100'
Drawn: TH/Checked: JZ
Date: 4/3/24
MOA Case No.: N/A
SHEET 2 of 2

The Boutet Co.
601 East 15th Place, Suite 4102
Anchorage, Alaska, 99518
PHONE: (907) 522-8778 FAX: (907) 522-8779

S12778 JUN 03 2024



GIRDWOOD AIRPORT
(PLAT 75-42)

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT I

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT B

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT A

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT I

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT A

ALASKA LAND SURVEY NO. 2017-35
(PLAT 2023-44)

ADL 226069
LEASE AREA
(DOC. NO. 2018-005543-0)

CHUGACH NATIONAL FOREST

N10402W 304.23

N75916W 200.36

N75916W 200.36

N75916W 200.36

N75916W 200.36

N75916W 200.36

N75916W 200.36

N75916W 200.36

N75916W 200.36

N75916W 200.36

N75916W 200.36

N75916W 200.36

COMMERCIAL TRACT FRAGMENT LOT SITE PLAN SHEET 1

LEGEND

Frag Lot 6
44,947 S.F. PROPOSED FRAGMENT LOT DESIGNATION



Surveyor's Certificate

I, Anthony Hoffman, professional land surveyor, do hereby certify that this fragment lot site plan shows a true and correct representation of record boundary of Alyeska Subdivision, Prince Addition, Tracts A&B per record plat no.87-131.

Certificate of Ownership

I (we), hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby agree to this site plan and to any restrictions or covenant appearing hereon and any such restrictions or covenant shall be binding and enforceable against present and successive owners or this property.

Owner: ALYESKA RESORT HOTEL LIMITED PARTNERSHIP
9820-100TH AVE, GRANDE PRAIRIE
ALBERTA, CANADA

AUTHORIZED SIGNER

Plat Approval

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY
THIS _____ DAY OF _____, 2024.

AUTHORIZED OFFICIAL

Approvals

Platting Officer _____ Date _____

Municipal Surveyor _____ Date _____

Tax Certification

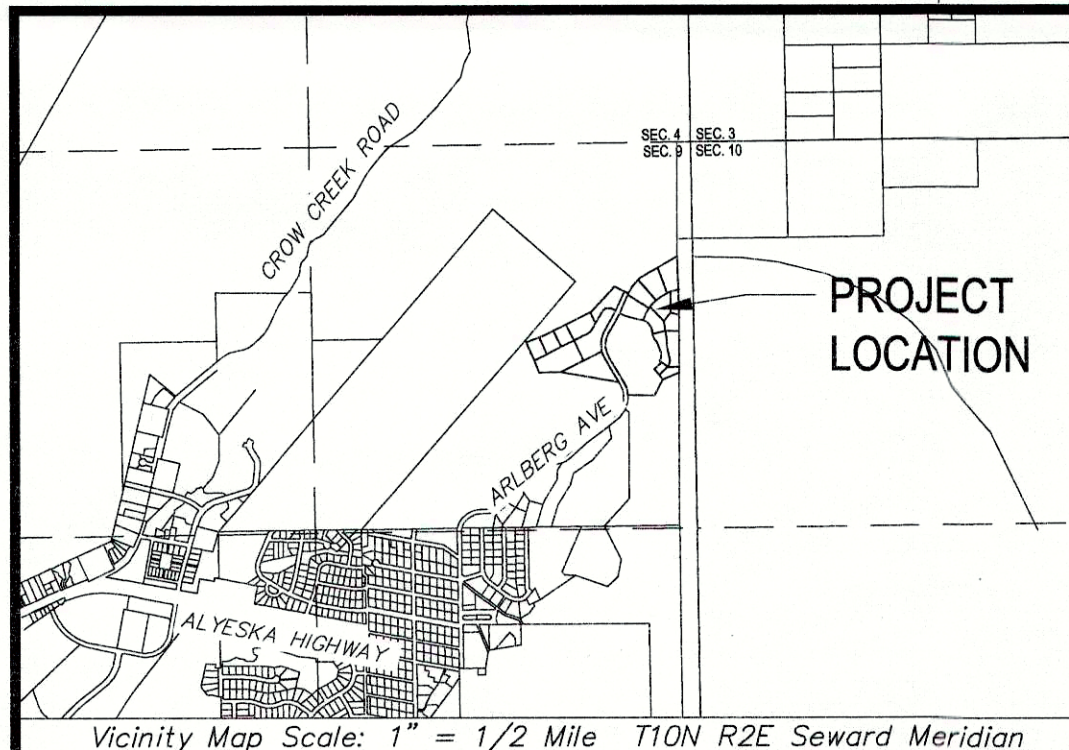
All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and if approval is sought between January 1 and the tax due date, there is on deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

Authorized Official _____ Date _____

NOTES

- PROJECT COORDINATES ARE EXPRESSED IN NAD83, ZONE 4. BEARINGS AND DISTANCES ARE EXPRESSED IN GRID COORDINATES AND FEET.
- PROPERTY LINES WERE DETERMINED FROM FIELD OBSERVATIONS OF THE FOUND MONUMENTS SHOWN AND THE RECORD GEOMETRY OF THE RECORDED PLATS.
-

ZONING: GRST-2



COMMERCIAL TRACT FRAGMENT LOT SITE PLAN SHEET 1

Alyeska Subdivision, Prince Addition, Tract A
Fragment Lots 1-13

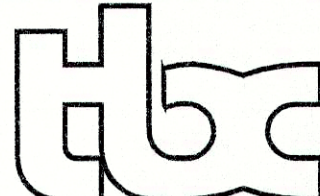
Alyeska Subdivision, Prince Addition, Tract B
Fragment Lots 1-13

Per Plat 87-131

Containing 49.956 Acres, 26 Fragment Lots
Located within Sections 9 and 10, T.10N., R.02E.,
Seward Meridian, Alaska Anchorage Recording District

Grid: SE4517, SE4617, SE4717
Scale: 1"=100'
Drawn: TH/Checked: JZ
FB/Page:
Date: 4/3/24
MOA Case No.: N/A

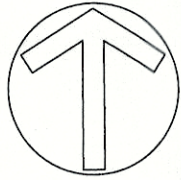
SHEET 1 of 2



The Boutet Co.
601 East 57th Place, Suite #102
Anchorage Alaska, 99518
PHONE (907) 522-6776 FAX (907) 522-6776

S12778 JUN 03 2024

0 100 200 Feet



ALASKA LAND SURVEY NO. 2017-35
(PLAT 2025-44)

ADL 226089
LEASE AREA
(DOC. NO. 2016-005643-0)

CHUGACH NATIONAL FOREST

GIRDWOOD AIRPORT
(PLAT 75-42)

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT I

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT A

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT I

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT B

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT A

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT B

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT H

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT A

ALYESKA SUBDIVISION PRINCE
ADDITION
(PLAT 87-131)
TRACT E

ZONING: GRST-2

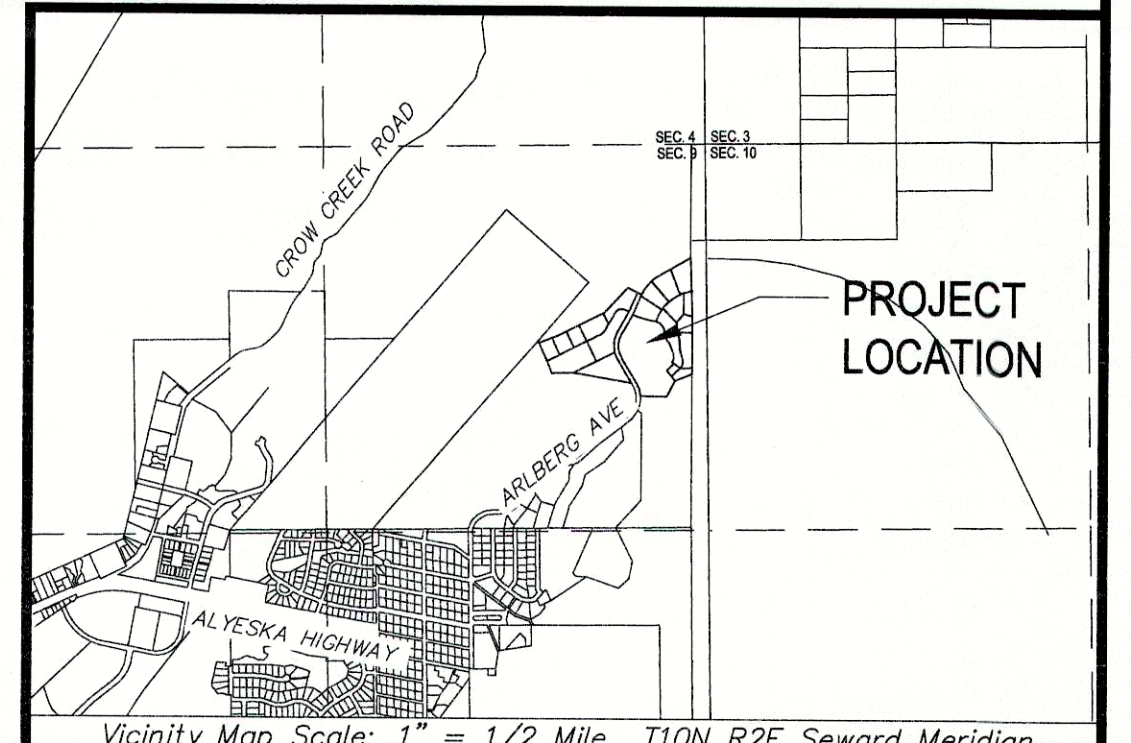
COMMERCIAL TRACT FRAGMENT LOT SITE PLAN SHEET 2

LEGEND

- | | |
|---|--------------------------------------|
| <td>PROPOSED FRAGMENT LOT DESIGNATION</td> | PROPOSED FRAGMENT LOT DESIGNATION |
| <td>EDGE PAVEMENT</td> | EDGE PAVEMENT |
| <td>EDGE GRAVEL PAD OR ROAD</td> | EDGE GRAVEL PAD OR ROAD |
| <td>CONCRETE</td> | CONCRETE |
| <td>EDGE EXISTING VEGETATION/LANDSCAPING</td> | EDGE EXISTING VEGETATION/LANDSCAPING |

NOTES

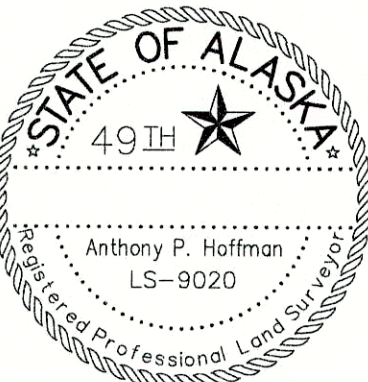
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2. PROPERTY LINES WERE DETERMINED FROM FIELD OBSERVATIONS OF THE FOUND MONUMENTS SHOWN AND THE RECORD GEOMETRY OF THE RECORDED PLATS.



Vicinity Map Scale: 1" = 1/2 Mile T10N R2E Seward Meridian
**COMMERCIAL TRACT FRAGMENT LOT SITE PLAN
SHEET 2**
**Alyeska Subdivision, Prince Addition, Tract A
Fragment Lots 1-13**
**Alyeska Subdivision, Prince Addition, Tract B
Fragment Lots 1-13**
Per Plat 87-131
Containing 49,956 Acres, 26 Fragment Lots
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Grid: SE4517, SE4617, SE4717
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S12778 JUN 03 2024

SHEET 2 of 2