

**PLANNING DEPARTMENT
STAFF ANALYSIS
MODIFICATION TO DEVELOPMENT MASTER PLAN**

DATE April 8, 2024

CASE NO. 2024-0022

REQUEST Modification to Glacier City Center Development Master Plan

LOCATION Tract E3, Girdwood Elementary School Subdivision

COMMUNITY COUNCILS Girdwood Board of Supervisors

TAX NUMBER 075-031-41

GRID SE4715

ATTACHMENTS

1. Maps
2. Application
3. Reviewing Agency & Public Comments
4. Affidavit of Posting

RECOMMENDATION SUMMARY Approve with conditions

SITE

Area: ±1.5 acres (65,512 square feet)
 Zoning: gC-8 New Townsite North Commercial
 Existing Use: Mixed-Use Condominiums
 Topography: Generally flat

COMPREHENSIVE PLAN

Classification: "Commercial" per the *1995 Girdwood Area Plan*

SURROUNDING AREA

| | <u>NORTH</u> | <u>EAST</u> | <u>SOUTH</u> | <u>WEST</u> |
|-----------|---|---|--------------------------------------|---------------------------|
| Zoning: | gC-6 | gC-6 | gC-8 | GOS |
| | Crow Creek Road Commercial/ Residential | Crow Creek Road Commercial/ Residential | New Townsite North Commercial | Girdwood Open Space |
| Land Use: | <u>NORTH</u> Commercial/ Residential | <u>EAST</u> Commercial/ Residential | <u>SOUTH</u> Commercial, Parks | <u>WEST</u> Open Space |

BACKGROUND AND PROPOSED MODIFICATIONS

This a request for approval of a modification to the Development Master Plan for Glacier City Center. The Planning and Zoning Commission approved of the original Glacier City Development Master Plan in early 2022 (Case 2022-0017). The site is a horizontal mixed-use development with ten townhouse-style multifamily dwelling units (totaling 19,440 square feet) and a commercial building.

The following changes are proposed to the previously approved Glacier City Development Master Plan:

1. **Southeast commercial building size reduction.** The southeast commercial building is proposed to be reduced in size from approximately 8,800 square feet (ft²) to approximately 4,423 ft². This accounts for a redesign of the building to a single story instead of the original two-stories. The uses of the southeast commercial building will still be a microdistillery (use category of bar or tavern) and a sandwich/coffee shop (use category of restaurant).
2. **New northeast commercial building.** An additional single-story commercial building of approximately 2,537 ft² is proposed to be constructed on the northeast portion of the site. This building will be for general retail space and a fitness center. The application also lists “other commercial uses”, but the approval can only be extended to given uses.
3. **Parking space reduction and parking lot reconfiguration.** The site will continue to provide 20 garage spaces for the 10 townhouses. The original parking lot design had 40 spaces for the commercial uses on-site (4 of those accessible spaces). The updated site plan shows 12 parking spaces for the commercial uses on-site (2 of those accessible spaces and 2 of those EV charging stations). The original site plan also had an existing agreement with the Municipality for 34 community parking spaces within a 600-foot walking distance to be utilized off-site to meet minimum parking requirements.
4. **Updated landscaping.** The landscaping for the parking lot has also been updated to reflect the new northeast commercial building and the new parking lot layout.

COMMUNITY COMMENTS

On March 15, 2024, the Planning Department mailed out 253 public hearing notices in accordance with the procedures of AMC 21.03.020H. As of this writing, no community comments have been submitted to the Planning Department. The Department received one phone call asking for information. A public hearing notice was also mailed to the Girdwood Board of Supervisors (GBOS). No comments have been received from GBOS.

AGENCY COMMENTS

Agency comments are included in Attachment 3. There were no objections to the Modification to the Development Master Plan. Traffic Engineering commented that the new parking lot layout meets municipals standards. Private Development and Right of

Way requested improvements shown within the right-of-way for California Creek Way be deleted to match existing agreements.

DISCUSSION

AMC 21.09.030F.6. *Modification of Development Master Plan* outlines that the Planning and Zoning Commission's role in approving modifications to development master plans. However, there are no formal review criteria for the Commission.

AMC 21.09.050A.5. Table 21.09-2 *Girdwood Allowed Uses* requires an administrative site plan review for gross floor areas between 2,000 and 4,000 square feet and a major site plan review for gross floor areas between 4,000 and 10,000 square feet for the uses of bar or tavern, restaurant, fitness center, and retail uses. However, AMC 21.01.060A. *Conflicting Provisions – Conflict with Other Public Laws, Ordinances, Regulations, or Permits* clarifies that the more restrictive standard shall govern. The Development Master Plan review is more restrictive than a site plan review and will be the provision that applies. Approval of the Modified Development Master Plan would serve as approval for the proposed uses in both commercial buildings. The new northeast commercial building uses are provided in the application as retail space, a fitness center, and potentially other commercial uses. This approval is for the northeast commercial building to be used as a fitness center and general retail. If the "other commercial uses" deviate significantly from what is proposed in the Modified Development Master Plan, additional approvals may be required.

The staff report from the original Development Master Plan (Case 2022-0017) describes a public comment with concern for noise from the two-story microdistillery, particularly the deck. The change to a smaller single-story southeast commercial building with a patio may help mitigate noise and potential neighborhood disturbances. The distillery patio is located on the far side of the southeast commercial from Hightower Road and residences across Hightower Road.

Since the original Development Master Plan approval, the Municipality removed the requirement for a minimum number of parking spaces. The reduced number of parking spaces provided on-site meets code requirements. The site plan also shows the two minimum accessible spaces required by Table 21.07-10 *Accessible Parking Spaces*. The nearby community parking with a total of 70 spaces is still available to the development, but an agreement to use a specific number of these community spaces to meet minimum parking requirements is no longer necessary.

Landscaping, snow storage, and drive aisles have been updated along with the new parking lot layout and commercial buildings. AMC 21.07 requirements are met with these changes. Conditions of approval address inconsistencies in plans on right-of-way improvements to be constructed and square footage for snow storage.

DEPARTMENT RECOMMENDATION

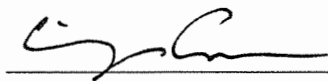
The Department recommends approval of the Modifications to the Glacier City Center Development Master Plan, subject to the following conditions of approval:

1. The Modified Development Master Plan shall be substantially in compliance with the petitioner's application, narrative, submittals, and the plans on file at the Planning Department, except as modified by these conditions of approval.
2. A notice of zoning action shall be filed with the State of Alaska Recorder's Office before operation of the establishment. Proof shall be provided to the Planning Department.
3. Remove "potential future building" from sheets A1.0 and A1.1 with wording making it clear this building is being constructed as part of the Modified Development Master Plan approval.
4. Resolve with Planning:
 - a. Adjust sheets A1.0 and A1.1 to make clear the use of the northeast commercial building. This approval is for the uses provided in the application of a fitness center and general retail.
 - b. Clarify square footage for snow storage as two different square footages are shown sheets A1.0/A1.1 and L1.0.
5. Resolve with Private Development: Adjust sheets A1.0 and A1.1 for work shown in the right-of-way California Creek Way and for curb and gutter work shown along the west side of Hightower Road.

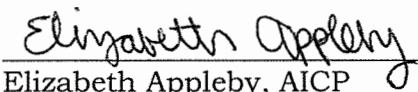
Note:

Reviewed by:

Prepared by:

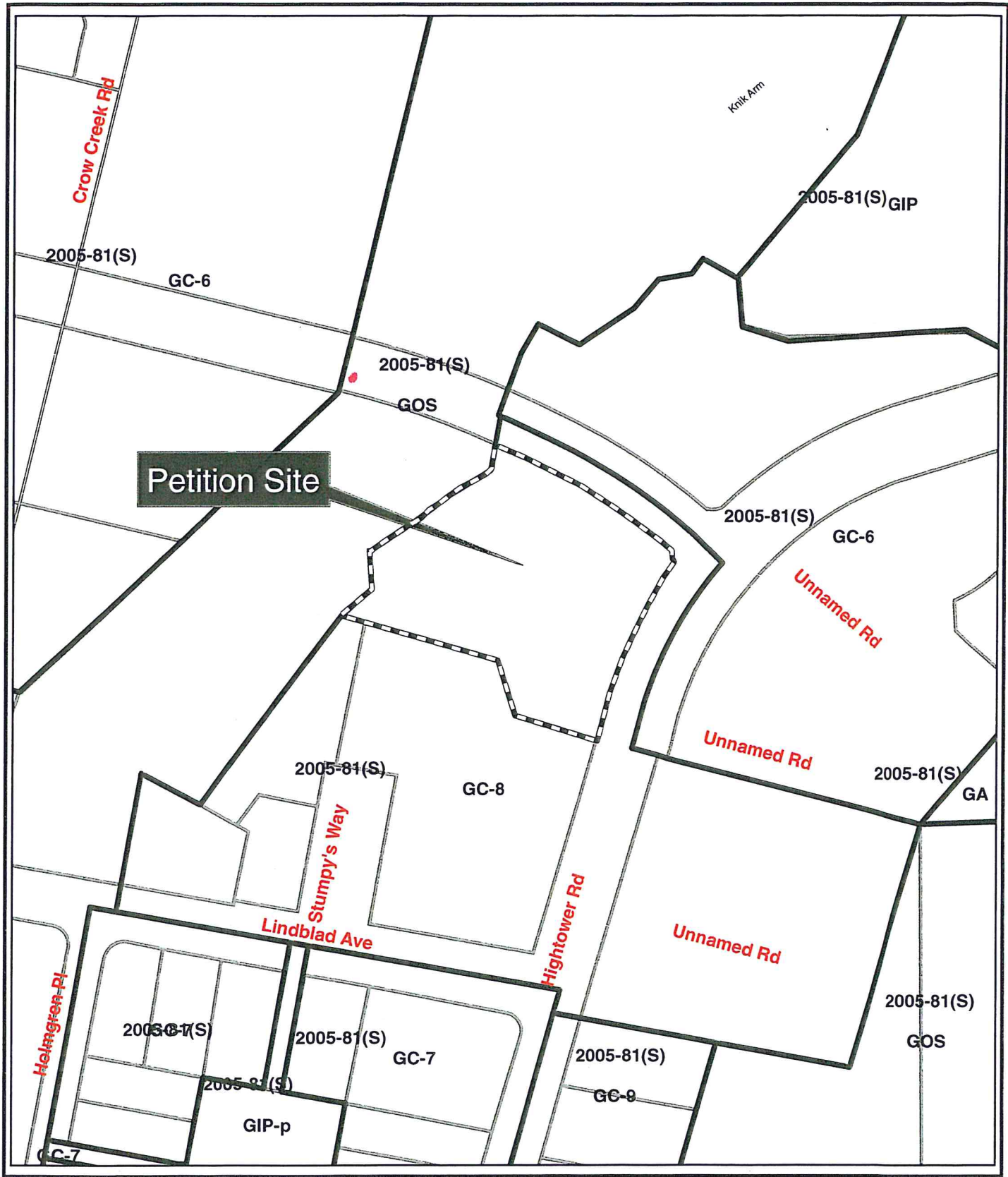


Craig H. Lyon
Director



Elizabeth Appleby, AICP
Senior Planner

MAPS

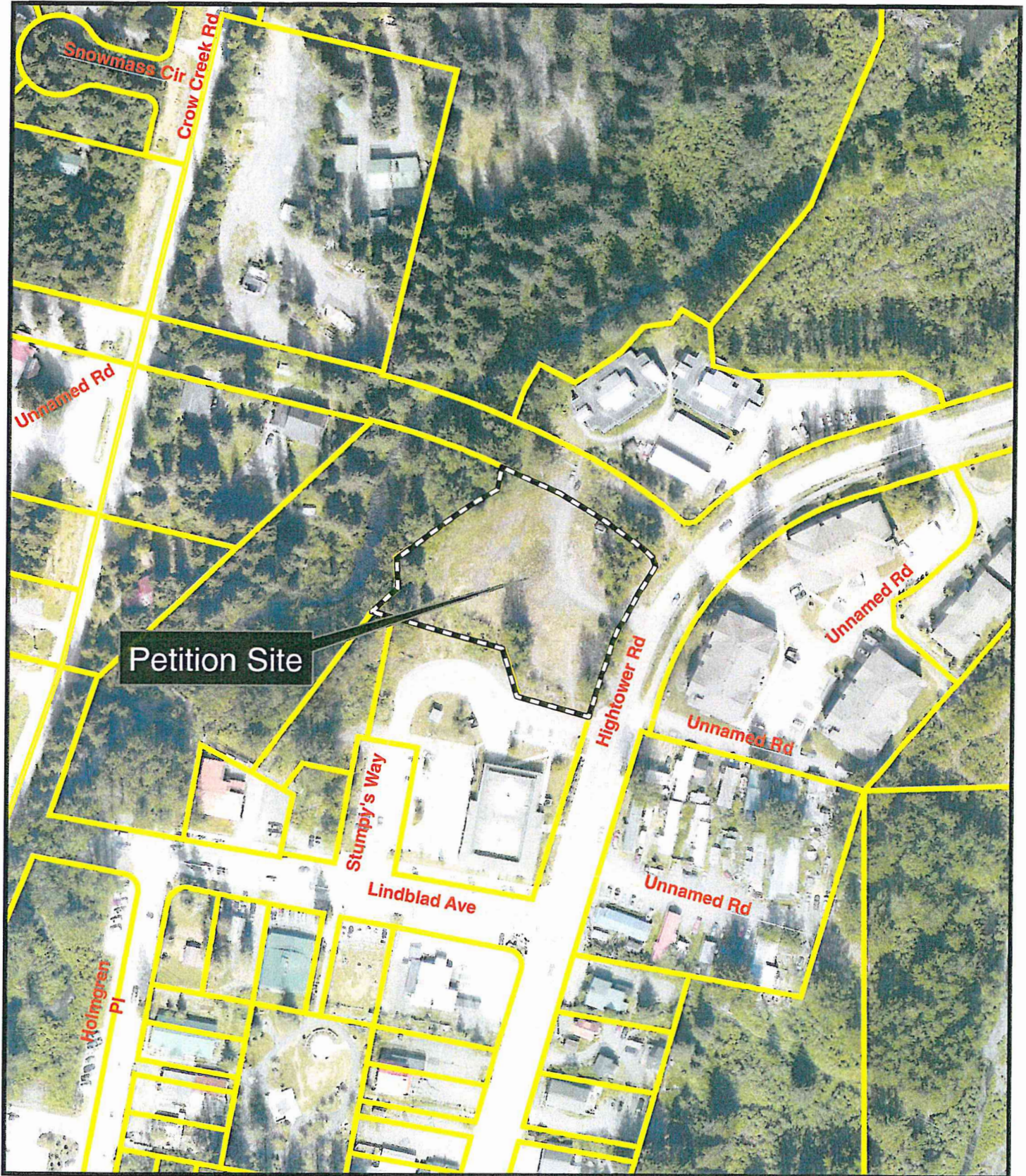


Municipality of Anchorage
Planning Department

Date: 2/20/2024



2024-0022



APPLICATION

**Cover sheet for Master Development Plan amendment to
Glacier City Center, Girdwood Alaska**

Parcel ID: 075-031-41

Legal : GIRDWOOD ELEMENTARY SCHOOL TR E3
GLACIER CITY TOWNHOMES

OWNER:

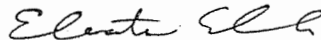
GLACIER CITY DEVELOPMENT LLC
NATHEN AND ELIZABETH ELLIS
PO BOX 274 GIRDWOOD AK 99587
258 GUNNYSACK MINE RD GIRDWOOD AK 99587
907-351-6636
glacierncitydevelopment@gmail.com

OWNERS ARE THE PETITIONERS AND NOT A REPRESENTATIVE.

Nathen Ellis



Elizabeth Ellis



AMC 21.09.030 F.6 Modification of Development
Master plan

Accepted by: E. Appley
poster + affidavit: 2+1

Fee: \$1,130

Case #: 2024-0022

meeting date: PZC 4/8/24
(public hearing)

Glacier City Development Master Development Plan Amendment
DMP 2022-0017.

Narrative:

This is a proposal for an amendment to the Glacier City Development Master Plan (DMP). The DMP 2022-0017 was approved through the Planning and Zoning Commission on March 7, 2022.

Glacier City Development is a horizontal mixed-use project with residential units near the back of the lot bordering California Creek. The two buildings each have 5 units, the south building is completed and is currently occupied, the north units are under construction anticipated to be completed in May 2024.

The initial plan for the commercial building through the DMP was a two story 8716 sq ft building located in the South East corner of the lot. The proposed change is to a single story approximately 4,423 SF building which is currently in the concept design process through Spark Design. The intended usage of this building would stay the same as the original DMP which is a coffee house-eatery, and a craft distillery. A second potential building site is included in the change to the DMP this building site would be able to accommodate an approximately 2537 SF single story building. The potential usages of this building includes retail space, fitness center, or other commercial usage to enhance the downtown area of Girdwood. Building design of all commercial buildings will meet or exceed requirements in Title 21.09

A primary proposed change to the Master Development Plan includes adapting the parking requirements to suit the new parking ordinance passed by the Anchorage Assembly

Under the previous plans for the building size and the parking regulations, 96 parking spaces were required for the site, 79 of those were for the proposed commercial building. Of the 79, 35 community parking sites were provided through a recorded parking agreement with MOA. The community parking designated is within 600 feet of the lot as per the old ordinance. The proposed site plan will include 12 parking places, 2 of which are ADA compliant. Two EV charging stations have been added. Bicycle parking will be utilized as well conforming to code requirements.

Notifications to the public were sent out via mailers as per municipal code for amendment to a Master Development Plan. The notification gave notice of an informational meeting with Girdwood Board of Supervisors which occurred on December 18th 2023. The public had no adverse comments in relation to the changes proposed.

Not related to the proposed changes, the Right of Way improvements to be made by the developer will include the addition of a sidewalk connecting to the downtown area as well as installation of two streetlights as required by traffic standards for the Girdwood Downtown district.

This change in the Development Master Plan will incorporate more outdoor space, encouraging walking or other alternative transportation such as bicycles. This conforms with the priorities of the Girdwood Area Plan. The building sites will provide much needed commercial structures that blend with the site rather than situated to suit a large parking lot. With the change to single story buildings, it will minimize any impact to the surrounding residential buildings. There is sufficient public safety for this development in place for Girdwood, Utilities are all readily available along Hightower Street frontage. There is no negative fiscal impact to the MOA.

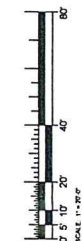
This concludes the narrative portion of the proposed amendment to the Development Master plan Case 2022-0017.

Thank you for your consideration.

Nathen and Elizabeth Ellis
Glacier City Development

[illegible]

| PROPERTY LINE | SETBACK LINE | EASEMENT | GAS LINE | UNDERGROUND POWER LINE | SANITARY SEWER LINE | STORM SEWER LINE | WATER MAIN LINE | ASPHALT | CONCRETE EXPOSED | GRASS | -500 ON IF DEPTH TOP SOIL | SNOW STORAGE AREA | METAL SIGN - BARRIER FREE | PAVEMENT | PROTECTED SIDE WALK ON TWO WALKED | LOW FRICTION CURB OR PAVEMENT TO RITE | FLUORESCENT LIGHT FIXTURES WITH RITE |
|---------------|--------------|----------|----------|------------------------|---------------------|------------------|-----------------|---------|------------------|-------|---------------------------|-------------------|---------------------------|----------|-----------------------------------|---------------------------------------|--------------------------------------|
| | | | | | | | | | | | | | | | | | |


$$r = 20.0$$

| | |
|---|---------------------------------|
| <p>This design is used as part of all forms issued by the Architect/Engineer. It is the property of the Architect/Engineer and shall not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of the Architect/Engineer.</p> | |
| <p>Do not reuse this drawing. All dimensions, quantities, and materials shall be verified prior to construction. All work shall be in accordance with the specifications and shall be subject to the Architect's review and approval.</p> | |
| <p>DRAWING TITLE</p> <p>Site Plan - Overall</p> | |
| <p>FOR NAME BY</p> <p>DATE</p> | <p>CHECKED BY</p> <p>CAR AF</p> |
| <p>PROJECT: 23008 GGCAM</p> <p>LOCATION:</p> | <p>1" = 20' 0"</p> |
| <p>MEETING WITH A/H</p> | |
| <p>ISSUE DATE</p> | <p>2023 08 10</p> |

REV. NO. SHEET NO. A1.0

Landscape Details / Planting Schedule Forthcoming

MOA PERMIT #C00-0000 01/04/24

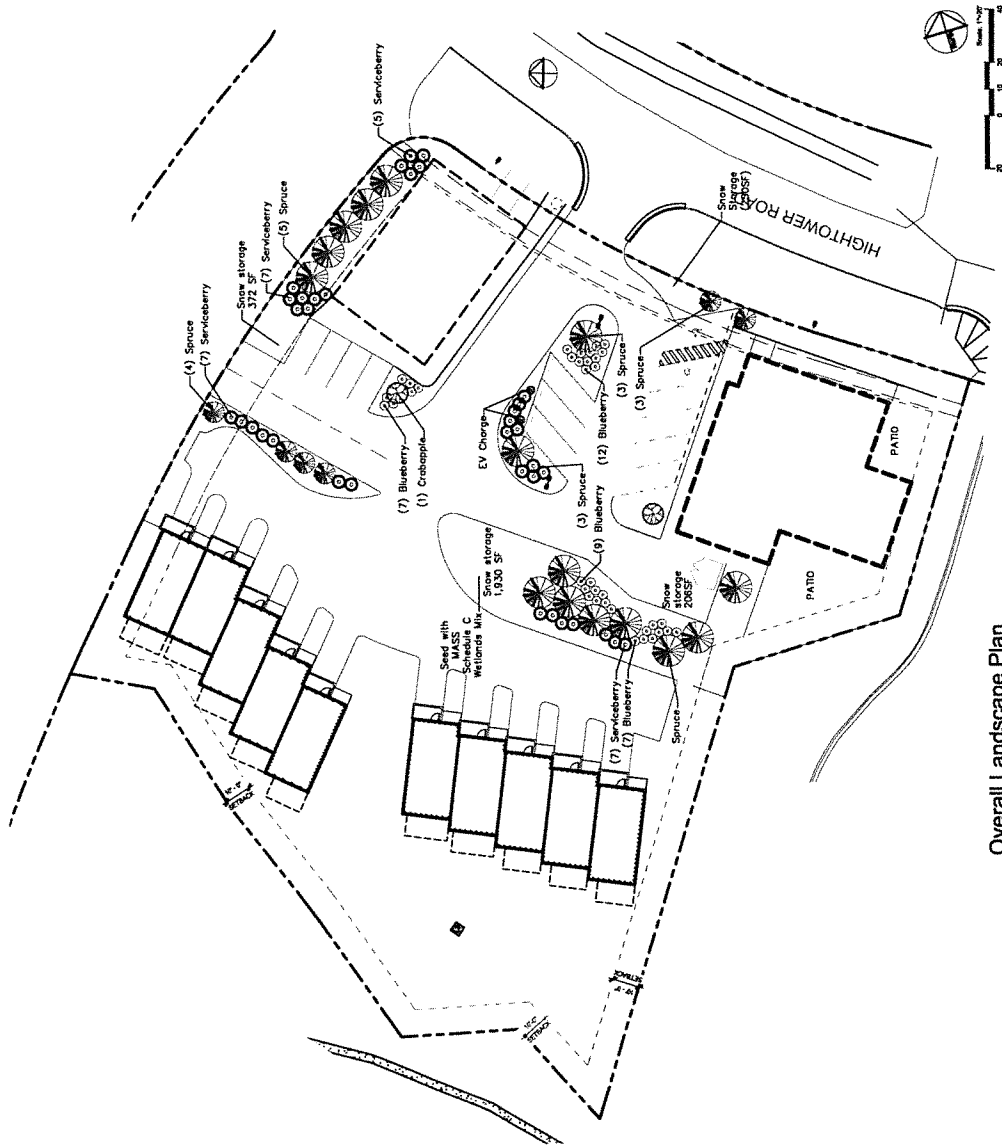


earthscape
landscape architecture
1000 West 10th Avenue
Anchorage, Alaska 99501
Tel: 907.273.2588

GLACIER CITY CENTER
SITE DRAWINGS
BIRMINGHAM, ALABAMA
CONCEPT DESIGN
LANDSCAPE PLAN

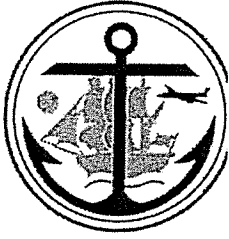
DESIGNED BY
DRAWN BY
CHECKED BY
REVIEWED BY
JOB NUMBER
PROJECT NAME
DATE
LANDSCAPE PLAN

L1.0

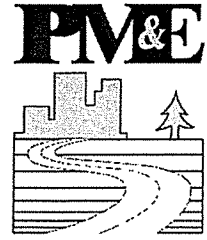


Overall Landscape Plan

**REVIEWING
AGENCY AND
PUBLIC
COMMENTS**



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: March 11, 2024

RECEIVED

To: Dave Whitfield

MAR 12 2024

FROM: Kyle Cunningham

SUBJECT: Cases 2023-0080, S12738 & 2024-0022: Comments from Watershed
Management Services.

Watershed Management Services (WMS) has the following comments for the April 8, 2024 Planning and Zoning Commission hearing:

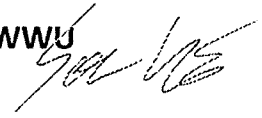
- 2023-0080 – Tract 1, Carol Creek Subdivision (Plat 2018-82);
 - Add plat note: There is a stream located on this plat and the stream protection setback will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
 - There is a drainageway located on this plat that drains a detention pond located on Tract B3 which is not shown on the plat. Please add the drainageway prior to recording the final plat.
- S12738 - Tract 1, Carol Creek Subdivision (Plat 2018-82);
 - Add plat note: There is a stream located on this plat and the stream protection setback 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.
 - There is a drainageway located on this plat that drains a detention pond located on Tract B3 that is not shown on the plat. Please add the drainageway prior to recording the final plat.
- 2024-0022 – Tract E3, Girdwood Elementary School Subdivision (Plat 95-35).
 - WMS has no comments on or objections to this request.

MEMORANDUM

RECEIVED

MAR 11 2024

DATE: March 6, 2024
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Decision date: April 08, 2024
Agency Comments due: March 11, 2024



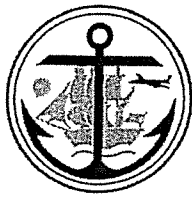
AWWU has reviewed the materials and has the following comments:

**2024-0022 TRACT E3, GIRDWOOD ELEMENTARY SCHOOL SUBDIVISION (PLAT 95-35)
– Modification to a previously approved Development Master Plan (Glacier City Center), Grid SE 4715.**

1. AWWU sanitary sewer service is available to this parcel.
2. AWWU water service is not available to this parcel without further development.
3. AWWU has no objections to this Modification to a previously approved Development Master Plan.

If you have any questions pertaining to public water or sewer, please call (907) 564-2757 or send an e-mail to seth.wise@awwu.biz.





MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

RECEIVED

DATE: March 6, 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: 2024-0022 Modification to previously approved Development Master Plan
(Glacier City Center)

MAR 07 2024

Tract E 3, Girdwood ES Subdivision (Plat 95-35)

Traffic Engineering has no objection to proposed modification to development master plan for Glacier City Center. Proposed modifications do not change approved site access or improvements to include sidewalk, curb and gutter, and Lighting with Municipal right of way. Required parking eliminated by assembly ordinance. Proposed parking shown meets standards required in 21.07.090 and 21.09.070.

Kimmel, Corliss A.

From: Hickok, Tanya S.
Sent: Thursday, March 7, 2024 2:53 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Keegan, Taylor H
Subject: RE: 2024-0022 Request for Reviewing Agency Comments

RECEIVED

MOA Parks and Recreation has No Comment.

MAR 07 2024

Thank you for the opportunity to review.

Best,
Tanya



Tanya S. Hickok, P.E.
Senior Park Planner / Project Manager
Municipality of Anchorage Parks and Recreation
P 907.343.4135 W www.muni.org/Parks



From: Keegan, Taylor H <taylor.keegan@anchorageak.gov>
Sent: Tuesday, February 20, 2024 1:08 PM
To: Hickok, Tanya S. <tanya.hickok@anchorageak.gov>
Subject: Fw: 2024-0022 Request for Reviewing Agency Comments

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Tuesday, February 20, 2024 12:28 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2024-0022 Request for Reviewing Agency Comments

Good Afternoon. Attached please find our Routing Coversheet for the above referenced Case No. 2024-0022 (Modification to Development Master Plan) scheduled as a Public Hearing before the Planning and Zoning Commission on 04/08/2024. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2024-0022 Reviewing Agency Routing. **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.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17940>.

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Dave Bronson

RECEIVED

MAR 04 2024

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: March 4, 2024
TO: Elizabeth Appleby, Senior Planner
FROM: Greg Soule, Private Development Manager
SUBJECT: PZC Case 2024-0022

Case 2024-0022 – Modification to a previously approved Development Master Plan (Glacier City Center)

Comments:

- 1) Sheets A1.0 and A1.1 are showing curb and gutter along the west side of Hightower Rd. Please delete the curb and gutter linework.
- 2) Sheets A1.0 and A1.1 appear to show proposed improvements (paving) within the California Creek Drive ROW. These improvements are not required for access to this property and are not currently included in the existing IPP Agreement for this development.
- 3) The two-way drive aisle is shown connecting to the undeveloped California Creek ROW as if it will be used for access. If access to this ROW is needed, the road must be constructed. If not, the drive aisle improvements must terminate at least 5 feet from property line.

Department Recommendations: Private Development has no objection to the site plan revision subject to the above recommendations.

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Friday, March 1, 2024 9:25 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Cc: Soule, Gregory G.
Subject: 2024-0022 Request for Reviewing Agency Comments

RECEIVED

MAR 01 2024

All,

ROW has the following comments for case number 2024-0022:

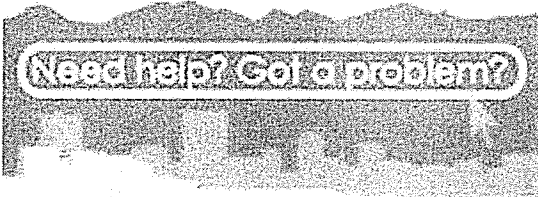
ROW has no objections on the proposed action. Right of Way will comment on the two way drive aisle directed into the undeveloped California Creek Right of Way adjacent to the parcel that leads back out to Hightower Road. Plans submitted under IPP 22-007 Hightower Road Improvements plans will need to be revised to develop the California Creek right of way to accommodate the proposed overall site plan.

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





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

RECEIVED

FEB 29 2024

February 29, 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 no comments:

- 2023-0128 – 16543 Farm Ave (Eagle River) Major Site Plan Review
- 2024-0022 – Glacier City Center -DMP Amendment
- 2024-0028 – 2981 Concord Lane (Lot 5 Bk 5 Village Green Subdivision Dimensional Variance
- 2024-0031 – 158 Northland Dr (Alyeska #1 Blk 18 Lot 10) Dimensional Variance

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- 2023-0080 – Carol Creek Tract 1 – Conditional Use (Planned Unit Development) and Design Variance (Building Separation Standard) (also see S12738)
 - No objection to the proposed plat. This proposed subdivision has already had an Abbreviated Transportation Impact Analysis (ATIA) study done and approved by DOT&PF and Municipality.
 - No objection to the Conditional Use Permit
 - No objection to the Design Variance
- 2024-0036 – 8600 King St - Costco Major Site Plan Review (Loading dock addition)
 - No objections or comments on the Major Site Plan.

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

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

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

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

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
Orion LeCroy, P.E. Acting Highway Safety Engineer, DOT&PF

MUNICIPALITY OF ANCHORAGE



DEVELOPMENT SERVICES DEPARTMENT

343-8301
Fax: 343-8200

RECEIVED

FEB 23 2024

DATE: February 23, 2024
TO: Dave Whitfield
FROM: Steven Ellis
SUBJECT: Comments from Flood Hazard Administrator

Flood Hazard has the following comments for the April 8, 2024 Planning and Zoning Commission meeting.

2024-0022, Sheet A1.0, Site Plan – Overall, shows a Potential Future Building located in the northeast corner of the lot. This structure might be in a FEMA mapped regulatory floodplain. Foundation design and elevation will be regulated if the future building is in the mapped floodplain.

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Wednesday, February 21, 2024 11:34 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2024-0022 & Reviewing Agency Comments

RECEIVED

FEB 21 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, February 20, 2024 11:44 AM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: FW: 2024-0022 & 2023-0080 Request for Reviewing Agency Comments

Hello again. The link below for Case 2024-0022 did not open. Here is a new one...

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17940>.



Planning Department
MUNICIPALITY OF ANCHORAGE

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

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Tuesday, February 20, 2024 11:40 AM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2024-0022 & 2023-0080 Request for Reviewing Agency Comments

Hello all. Attached please find our Routing Coversheets for the above referenced cases (2024-0022 Modification to Development Master Plan; 2023-0080 Conditional Use & Variance-PUD) which are scheduled as Public Hearings before the Planning and Zoning Commission on 04/08/24. 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.

2024-0022 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17940>.

Kimmel, Corliss A.

From: Hicks, Nahoni N W (DEC) <nahoni.hicks@alaska.gov>
Sent: Wednesday, February 21, 2024 9:43 AM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Miller, Christopher C (DEC); Pletnikoff, Chris C (DEC); Murray, Heather M (DEC)
Subject: Re: 2024-0022 Request for Reviewing Agency Comments
Attachments: 2024-0022 Reviewing Agency Routing.pdf; 2024-0022 Routing Coversheet.pdf; DEC_PWS_Map.JPG; 2024-0022 & 2023-0080 Request for Reviewing Agency Comments; dec-eh-dw-recommendations-for-general-project-activities-near-a-pws-source.pdf

RECEIVED

[EXTERNAL EMAIL]

FEB 21 2024

Thank you for the opportunity to comment with respect to public water system (PWS) sources. Given the location provided, this project is near active registered PWS sources (see attached "DEC_PWS_Map.jpg" and summary table below). For this reason, we ask that the applicant please adhere to the attached **Recommendations for General Project Activities near a PWS source**, where applicable.

To access our interactive web map, which displays PWS source locations and Drinking Water Protection Areas, please visit: <https://www.arcgis.com/home/item.html?id=13ed2116e4094f9994775af9a62a1e85>.

Summary table

- **Public Water System ID (PWSID):**
AK2212267
Water System Name:
GLACIER VALLEY WATER COMPANY
Water System Classification:
Community Water System
State Assigned Source ID:
WL001 & WL002
Source Name:
WELL #2
Source Water Type:
Groundwater
- **Public Water System ID (PWSID):**
AK2218653
Water System Name:
ALYESKA CREEKSIDE APARTMENTS
Water System Classification:
Community Water System
State Assigned Source ID:
WL001
Source Name:
1 WELL
Source Water Type:
Groundwater
Source Facility Type:
Well

Drinking Water Watch has current sampling results and contact information.

POSTING AFFIDAVIT



AFFIDAVIT OF POSTING

CASE NUMBER: 2024-0022

I, Nathen Ellis 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 modification to development plan. The notice was posted on _____ 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 18 day of March, 2024.

Signature

LEGAL DESCRIPTION

Tract or Lot:

E3

Block:

Subdivision:

Girdwood Elementary School Glacier City Townhomes