

Application for Conditional Use

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

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Alyeska Resort Development L.L.C. / J. Randall Call, Esq.	Name (last name first) DOWL HKM / Tanya S. Hickok, P.E.
Mailing Address 10011 South Centennial Parkway, Suite 275 Sandy City, Utah 84070	Mailing Address 4041 B Street Anchorage, Alaska 99503
Contact Phone: Day: 801-304-9300 Night:	Contact Phone: Day: 562-2000 Night:
FAX:	FAX:
E-mail: randall@cirqueproperty.com	E-mail: thickok@dowlhkm.om

*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): 076-016-56-000
Site Street Address:
Current legal description: (use additional sheet if necessary) Fragment Lot 4, Tract 1, Alyeska Resort Subdivision, per plat 2013-023
Zoning: GRST-2 Acreage: ~0.776 Grid # SE 4816

CONDITIONAL USE APPROVAL REQUESTED
Petitioning for:
Final: <input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment
Concept: <input type="checkbox"/> New <input type="checkbox"/> Amendment

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit 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 conditional use. 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 Hearing Officer for administrative reasons.

Date 03/10/2014	Signature <i>Tanya Hickok</i> (Agents must provide written proof of authorization)
--------------------	--

Accepted by <i>FM</i>	Poster & Affidavit <i>1 poster + affidavit</i>	Fee <i>\$4,500</i>	Case Number <i>2014-055</i>
--------------------------	---	-----------------------	--------------------------------

CUP (Rev. 03/09)*Front

Application for conditional use continued

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☐ Urban ☒ RuralAnchorage 2020 West Anchorage Planning Area: ☐ Inside ☒ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts: N/A

- ☐ Major Employment Center ☐ Redevelopment/Mixed Use Area ☐ Town Center
☐ Neighborhood Commercial Center ☐ Industrial Center
☐ Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification: N/A

- ☐ 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): S-11962-1 - Recorded as 2013-023
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

DOCUMENTATION

- Required: ☒ One copy of original, signed application
☒ 35 copies of site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; grading; landscaping; signage; drainage and project location.
☐ 35 copies of building plans to scale depicting: floor plans; building elevations; exterior colors and textures.
☒ 35 copies of original application and narrative: explaining the project; planning objectives; construction and operation schedule; final ownership; PUD's only: gross and net density; private and common open space areas.
☒ Watershed sign off form, completed
☐ Ownership and beneficial interest form, completed
 Optional: ☐ Air quality impact ☐ Traffic impact analysis ☐ Economic impact analysis
☐ Soils Analysis ☐ Noise impact analysis ☐ Holding capacity of the land analysis

GENERAL CONDITIONAL USE STANDARDS (AMC 21.50.020)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that all of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Explain how the proposed conditional use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

See attached narrative

Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title.

See attached narrative

Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

See attached narrative

Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

See attached narrative

2. The demand for and availability of public services and facilities.

See attached narrative

3. Noise, air, water or other forms of environmental pollution.

See attached narrative

4. The maintenance of compatible and efficient development patterns and land use intensities.

See attached narrative

CONDITIONAL USE STANDARDS (AMC 21.50)

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards the Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.50 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.