

**MUNICIPALITY OF ANCHORAGE**

**PLANNING DIVISION**

**MEMORANDUM**

**DATE:** June 9, 2014

**TO:** Planning and Zoning Commission

**THRU:** *EM* Erika B. McConnell, Manager, Planning Division, Current Planning Section

**FROM:** *MP* Margaret O'Brien, Senior Planner

**SUBJECT:** Resolution 2014-023 (Case 2014-055 Conditional Use for Off-Street Parking Lot - Alyeska Resort)

Resolution 2014-023 was approved on May 12, 2014 granting approval for an off-street parking lot with more than 11 spaces in the gRST-2 (New Base Resort District) for Fragment Lot 4, Alyeska Resort Subdivision. The resolution contains an error in the number of approved parking spaces. Under Item A.1 the number of parking spaces previously stated as 54 spaces has been changed to reflect the correct number of 56 spaces as stated by the petitioner's representative during the public hearing. The amended resolution is submitted for your approval.

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-023 (revised)**

A RESOLUTION APPROVING A CONDITIONAL USE FOR AN OFF-STREET PARKING LOT WITH MORE THAN 11 SPACES IN THE GRST-2 (NEW BASE RESORT DISTRICT) FOR FRAGMENT LOT 4, ALYESKA RESORT SUBDIVISION, TRACT 1 (PLAT 2013-023), LOCATED SOUTH OF THE VERBIER WAY AND CRYSTAL MOUNTAIN ROAD INTERSECTION AT THE BASE OF MOUNT ALYESKA IN GIRDWOOD WITHIN THE NE 1/4 SECTION 16, T10N, R2E, S.M., ALASKA.

(Case: 2014-055; Parcel ID No. 076-016-56)

---

WHEREAS, a petition has been received from Alyeska Resort Development, L.L.C., owner, for a conditional use for an off-street parking lot with more than 11 spaces in the gRST-2 (New Base Resort District) for Fragment Lot 4, Alyeska Resort Subdivision, located south of the Verbier Way and Crystal Mountain Road intersection at the based of Mount Alyeska in Girdwood within the NE1/4 Section 16, T10N, R2E, S.M., Alaska; and

WHEREAS, notices were published, posted and public hearing notices were mailed, and a public hearing was held on May 5, 2014.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The Planning and Zoning Commission granted a final conditional use for an off-street parking lot containing 56 parking spaces that will serve Chair Lift 3.
  2. The project complies with the general conditional use standards of AMC 21.50.020 and the conditional use standards for off-street parking of AMC 21.50.100.
  3. The drainage patterns have been analyzed and the plan to handle water coming from both upslope as well as surface run-off from the site and the mechanisms to control drainage has been submitted.
  4. Measurements of the lighting levels at the boundary of the property were taken which demonstrated that lighting levels already produced by the ski resort is sufficient in the winter to allow for safe parking for night-time use.
  5. The project is consistent with the *Girdwood Area Plan* in that it furthers the goal of furthering resort development. The proposed interim parking

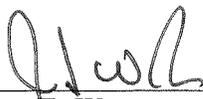
lot use conforms to the *Alyeska Resort Area Master Plan* and subsequent amendments to the Plan

6. The proposed development conforms to the Comprehensive Plan in accordance with AMC 21.15.030.
  7. The driveway access to the Alyeska North Condominiums located on Lot 3B, Block 3, Unit No. 1, North Addition to Alyeska Subdivision has been located on Fragment 4, Alyeska Resort Subdivision, Tract 1. The issues regarding access to the Alyeska North Condominiums needs to be resolved by the owners of the condominium development.
  8. It is not within the Commission's purview to resolve the issue of any prescriptive rights that were raised during the public hearing by the residents of Alyeska North Condominiums.
- B. The Commission approves the conditional use for an off-street parking lot for Fragment Lot 4, Alyeska Resort Subdivision, Tract 1, subject to the following conditions:
1. This approval is for a conditional use for an off-street parking lot with more than 11 spaces in the gRST-2 (New Base Resort District) for Fragment Lot 4, Alyeska Resort Subdivision, Tract 1 (Plat 2013-023).
  2. A Notice of Zoning Action shall be filed with the State of Alaska Recorder's Office and proof of such shall be submitted to the Community Development Department, Planning Division.
  3. All construction shall substantially conform to the following submitted plans on file at the Community Development Department, Planning Division, except as modified below:
    - a. Conditional use Permit Application Alyeska Resort Subdivision, Tract 1, Fragment Lot 4, prepared for: Alyeska Resort Development L.L.C.; prepared by: DOWL HKM; date: March 2014 that contains the following plans:
      - 1) RS Tract 1, Frag Lot 4, Parking Lot, Girdwood, Alaska, Sheet 1: Cover Sheet; Sheet 2: Notes, Legends, and Abbreviations; Sheet 3: Existing conditions and Demolition Plan; Sheet 4: Site Grading Plan; Sheet 5: Sections and Details; Sheet 6 Gabion Wall Details; Sheet 7 of 7: Details; Sheet L1.1: Landscape Plan; Sheet L2.1: Planting Details; all dated: 3/10/2014.

- b. Drainage Analysis Alyeska Parking Lot, Girdwood Alyeska, prepared for: Alyeska Resort Development L.L.C.; prepared by DOWL HKM; date: March 2014.
4. The proposed three (3) inch parking lot recycled asphalt (RAP) surface shall be paved and maintained with dustless, all-weather, hard materials. RAP shall be installed per MASS Sections 40.02 and 40.08 on a compacted sub-base.
5. Delete Note 1 on Sheet 4 Site Grading Plan that states "Striping shown for illustrative purposes only. Parking lot will not be striped." The conditional use standards require the parking spaces to be striped in accordance with AMC 21.50.100E.2.
6. Buffer landscaping is required along the west property boundary per AMC 21.50.100D.2. adjacent to a residential district of which no more than 50 percent of the trees may be deciduous per AMC 21.45.125C.2.b. Amend the landscape plan to show that seven (7) of the 13 trees proposed along the west property boundary are to be evergreen trees;  
OR
7. In the alternative, if the vegetation along the west boundary consists of preservation of existing natural vegetation, amend Note 5 on the Landscape Plan to clearly state that the Quaking Aspen are trees designated for preservation per AMC 21.09.070E.7.
8. Submit a full drainage analysis with calculations to Private Development for review and approval prior to issuance of a land use/building permit.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 5<sup>th</sup> day of May 2014.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 12<sup>th</sup> day of May 2014. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to the Anchorage Municipal Code 21.30.030.



Jerry F. Weaver, Jr.  
Secretary



J.A. Fergusson  
Chair

(Case 2014-055; Parcel I.D. No. 076-015-56)