

PLANNING DEPARTMENT CURRENT PLANNING STAFF ANALYSIS

PLATTING

DATE: March 6, 2017

CASE: S12327
Yagheli Tinitun Subdivision, Tracts A & B and Lots 1, 2 & 3.

A Subdivision of the south half and the south half of the northeast quarter of section 29, T16N, R1E, S.M., Alaska.

GRID: NE1803, NE1902, NE1903

SITE: 397.626 acres

LAND USE: Vacant

UTILITIES: On-site water and sewer

TOPO: Sloping downhill to the south

VEGETATION: Mature spruce and birch trees.

ZONING: CE-R-10 SL (Low-Density Residential, Alpine/Slope) district with Special Limitations

COMPREHENSIVE PLAN

Classification: "Residential, 1 – 1 dwelling per acre" per the 2006 Chugiak – Eagle River Comprehensive Plan Land Use Plan Map.

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	CE-R-10 SL	CE-R-10 SL	CE-R-10 SL	CE-R-10 SL
Land Use:	Undeveloped	Undeveloped	Undeveloped	Undeveloped/ AWWU Plant

REQUEST

This is a request for the subdivision of approximately 398 acres into (2) two tracts and (3) three lots. There are two companion cases which are being processed concurrently to amend the comprehensive plan (Case 2107-0019) and to rezone approximately 16 acres (Case 2017-0020). The purpose of this subdivision plat and the other cases is to allow the construction of a new building for the Ernie Turner Center – Recovery Journey Program. The existing facility on Tudor Road has been sold to the South Central Foundation and the program is relocating to this site on Eklutna Lake Road. After completion of the plat, comprehensive plan amendment and rezone of the property, a conditional use permit will be required for the Ernie Turner Center- Journey Recovery Program, which is a correctional community residential center.

AGENCY COMMENTS

1. Utility easements have been requested.
2. Private Development comments:

Improvement Recommendations:

Eklutna Lake Road appears to be strip paved with a width of approximately 20-feet where it is internal to the proposed subdivision. This does not meet municipal requirements for a Class IB Collector. The level of street development is consistent and in like manner to the overall level of development along Eklutna Lake Road, as a result no further road improvements are recommended at this time.

Right-of-Way Dedication:

Internal to the proposed subdivision, Eklutna Lake Road, an Alaska DOT&PF maintained right-of-way that is classified as a Class IB Collector in the Official Streets and Highways Plan with a required 70' minimum right-of-way width. Eklutna Lake Road appears to be strip paved with a width of approximately 20-feet where it is internal to the proposed subdivision.

Plat Notes:

Private Development recommends the following notes be added to the final plat:

- a. The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
- b. Property owners and utilities shall not obstruct, impede, or alter drainage facilities (e.g. swales, ditches) in any what that will adversely impact adjacent properties or rights-of-way.

The Private Development Section has no objection to the proposed subdivision, subject to the above recommendations and conditions.

3. Addressing comments:

- a. In the platted area:
 - i. Tract B Eklutna Water Treatment Site should read Tract A Eklutna Water Treatment Site, please correct label.
 - ii. Tract A Eklutna Water Treatment Site should read Tract B Eklutna Water Treatment Site, please correct label.
 - iii. Verify the correct legal for lot west of proposed Tract B, E $\frac{1}{2}$, W $\frac{1}{2}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$, NE $\frac{1}{4}$.
 - iv. Verify the correct township and range for Section 32, south of proposed Tract B.
 - v. N $\frac{1}{2}$, S $\frac{1}{2}$, N $\frac{1}{2}$ Section 33 should read N $\frac{3}{4}$ Section 33, please correct label.
 - vi. Verify the correct legal description for Section 28.

4. Right-of-Way (ROW) comments:

- i. Show the types and boundaries of the wetlands in and abutting the parcels.

- ii. Show the easement for the existing driveway across the northeast corner of proposed Tract A. If no easement exists, provide an easement or enter into an Access Agreement for the current access.
- iii. Provide existing topographical data for the entire parcels.
- iv. Provide plat notes as approved by the SOA Traffic Department Section addressing the number, location, and size of driveway entry points to the proposed parcels.

5. Municipal Traffic Division comments:

These new lots are located on along a significant horizontal curve on Eklutna Lake Road. Eklutna Lake Road is classified as 35 MPH collector operated and maintained by the State of Alaska DOT&PF. During discussions at the pre-application meeting MOA traffic and AKDOT planners agreed that a shared access shall be provided from Lot 3 to the abutting lots due to the location of the existing utility access road.

- 1. Add Plat Note; "Access to Eklutna Lake Road requires coordination for an ADOT&PF Driveway permit for Lot 3 with shared access to Lots 1 and 2."

6. Alaska Department of Transportation (ADOT) comments:

Dedicate the existing PLO right-of-way easement for Eklutna Lake Road. Petitioner should assure that there is sufficient site distance for driveway access points along the curvilinear roadway.

ADOT recommends contacting DOT&PF at a design stage of site plan to ensure proper access.

7. Anchorage Water and Wastewater Utility (AWWU) comments:

AWWU did not comment.

8. On-Site Water and Wastewater Services (OSWWS) comments:

Onsite water and wastewater systems for commercial use are regulated by the Alaska Department of Environmental Conservation (ADEC). Prior to final plat approval obtain a non-objection from the ADEC regarding the proposed lot configuration.

9. Watershed Management Services comments:

If public improvements are required, provide a Storm Water Pollution Prevention Plan to WMS prior to starting ground disturbing activities.

i. Prior to recording a final plat:

Show all streams per the MOA stream mapping database. Contact Kyle Cunningham, 343-8026, for the information.

ii. Add the following plat note:

There are stream protection setbacks on this plat and the stream setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21.

iii. Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency. WMS requests the addition of the following plat note:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision."

iv. Per AMC 21.07.020.E, provide a flood study and FEMA flood mapping of the streams on this plat to WMS. You may substitute this requirement by providing a restrictive plat note prohibiting development along the streams on this plat. See the following note;

There is a 50 foot non-development setback along each bank of the streams in this subdivision. This setback is provided in lieu of conducting a flood study and FEMA flood mapping for this plat. This setback is not eligible for a dimensional variance under AMC 21. Any disturbance or development within this 50 foot setback will require a flood study and FEMA flood mapping and a Flood Hazard Permit to be completed in accordance with FEMA and MOA requirements.

10. Fire Prevention comments:

Fire Prevention did not comment.

11. Department of Health & Human Services comments:

DHHS did not comment.

12. Long Range Planning comments:

Long-Range Planning did not comment.

13. Building Safety comments:

No comments.

14. Public comments

No comments were received at the time of this writing.

STAFF ANALYSIS

The petition site is located in the Eklutna Valley off of the Eklutna Lake Road. Lots 1, 2, & 3 are concurrently being rezoned to CE-PLI SL district. The platting action will not create a split-zoned lot. The rezone will not be effective until the plat is recorded. The subject properties meets the minimum lot size and width required by the respective zoning district and other dimensional standards required by Title 21.

Eklutna Lake Road is classified as a Class IB Collector in the Official Streets and Highways Plan with a required 70' minimum right-of-way width to be dedicated by this plat, and an existing 100-foot right-of-way easement that is required to be dedicated by the State of Alaska.

Access to the petition lots is from Eklutna Lake Road. Direct vehicular access for Lots 1, 2, and 3 shall be from a shared access point from Lot 3 to the abutting lots as requested by the Municipal Traffic Department and the State of Alaska. This is due to the lots being located along a significant horizontal curve on Eklutna Lake Road.

Once the subject property is platted and re-zoned, a conditional use approval will be required for the Ernie Turner Center. This community facility use is needed because of the deficit of this type of supportive housing for addiction recovery within the Municipality.

DEPARTMENT RECOMMENDATION

- A. Approval of the plat for 24 months subject to the following conditions:
1. Resolve utility easements.
 2. Prior to final plat approval obtain a non-objection letter from the ADEC regarding the proposed lot configuration.
 3. Prior to final plat approval Per AMC 21.07.020.E, provide a flood study and FEMA flood mapping of the streams on this plat to WMS.
 4. Enter into and obtain a common access agreement for N ½ NE ¼ Section 29 from Tract A with the Municipality of Anchorage Land Use Review Office.
 5. Dedicate 70 feet of right-of-way for Eklutna Lake Road.
 6. Dedicate the existing 100-foot Public Land Order right-of-way easement for Eklutna Lake Road.
 7. Place the following notes on the plat:
 - a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
 - b. Property owners and utilities shall not obstruct, impede alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
 - c. Direct vehicular access to Eklutna Lake Road from Lots 1, 2 & 3 shall be shared via a single access.
 - d. Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The

boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision.

- e. There are stream protection setbacks on this plat and the stream setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21.

7. Make the following drafting changes:


- a. In the platted area:
 - i. A Tract B Eklutna Water Treatment Site should read Tract A Eklutna Water Treatment Site, please correct label.
 - ii. Tract A Eklutna Water Treatment Site should read Tract B Eklutna Water Treatment Site, please correct label.
 - iii. Verify the correct legal for lot west of proposed Tract B, E $\frac{1}{2}$, W $\frac{1}{2}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$, NE $\frac{1}{4}$.
 - iv. Verify the correct township and range for Section 32, south of proposed Tract B.
 - v. N $\frac{1}{2}$, S $\frac{1}{2}$, N $\frac{1}{2}$ Section 33 should read N $\frac{3}{4}$ Section 33, please correct label.
 - vi. Verify the correct legal description for Section 28.

Advisory Comment: If public improvements are required, provide a Storm Water Pollution Prevention Plan to WMS for review and approval prior to ground disturbing activity.


There is a 50 foot non-development setback along each bank of the streams in this subdivision. This setback is provided in lieu of conducting a flood study and FEMA flood mapping for this plat. This setback is not eligible for a dimensional variance under AMC 21. Any disturbance or development within this 50 foot setback will require a

flood study and FEMA flood mapping and a Flood Hazard Permit to be completed in accordance with FEMA and MOA requirements.

Reviewed by:

 2/27/17
for Hal Hart, AICP
Director

Prepared by:


Shawn Odell
Senior Planner

Case S12327

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MAPS

The map displays a portion of the City of Fairbanks, Alaska, with various zoning districts and roads. The following table summarizes the zoning districts and their locations:

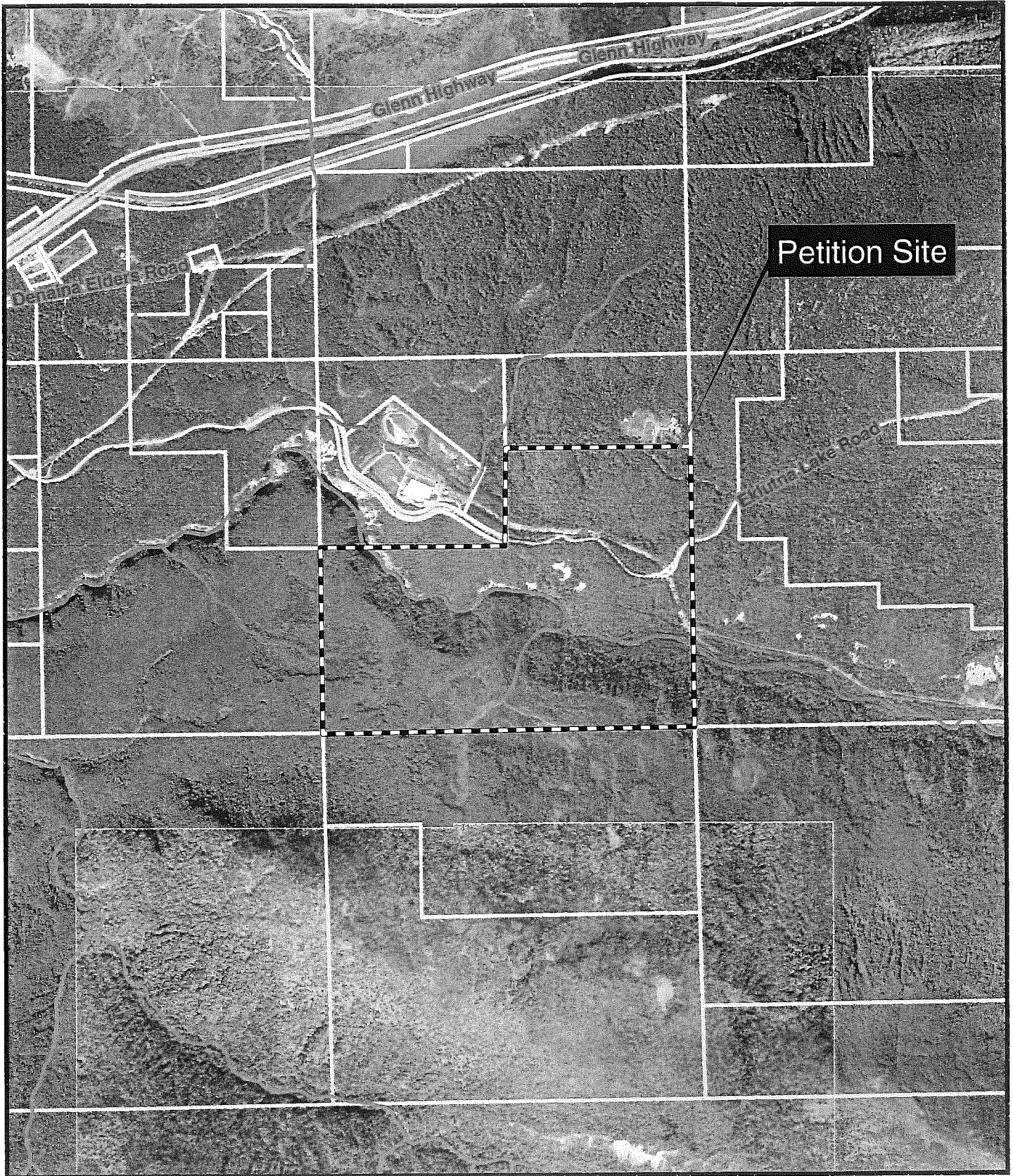
Zoning District	Location / Description
R-7	Northwest corner of the map.
R-10	Large area in the center and south.
R-10 SL	Small areas along Denaina Elders Road.
R-10 SL'	Areas along Glenn Highway and Eklutna Lake Road.
I-2 SL	Small areas along Denaina Elders Road.
I-2 SL'	Small areas along Denaina Elders Road.
T	Various small areas throughout the map.

Key roads and features include:

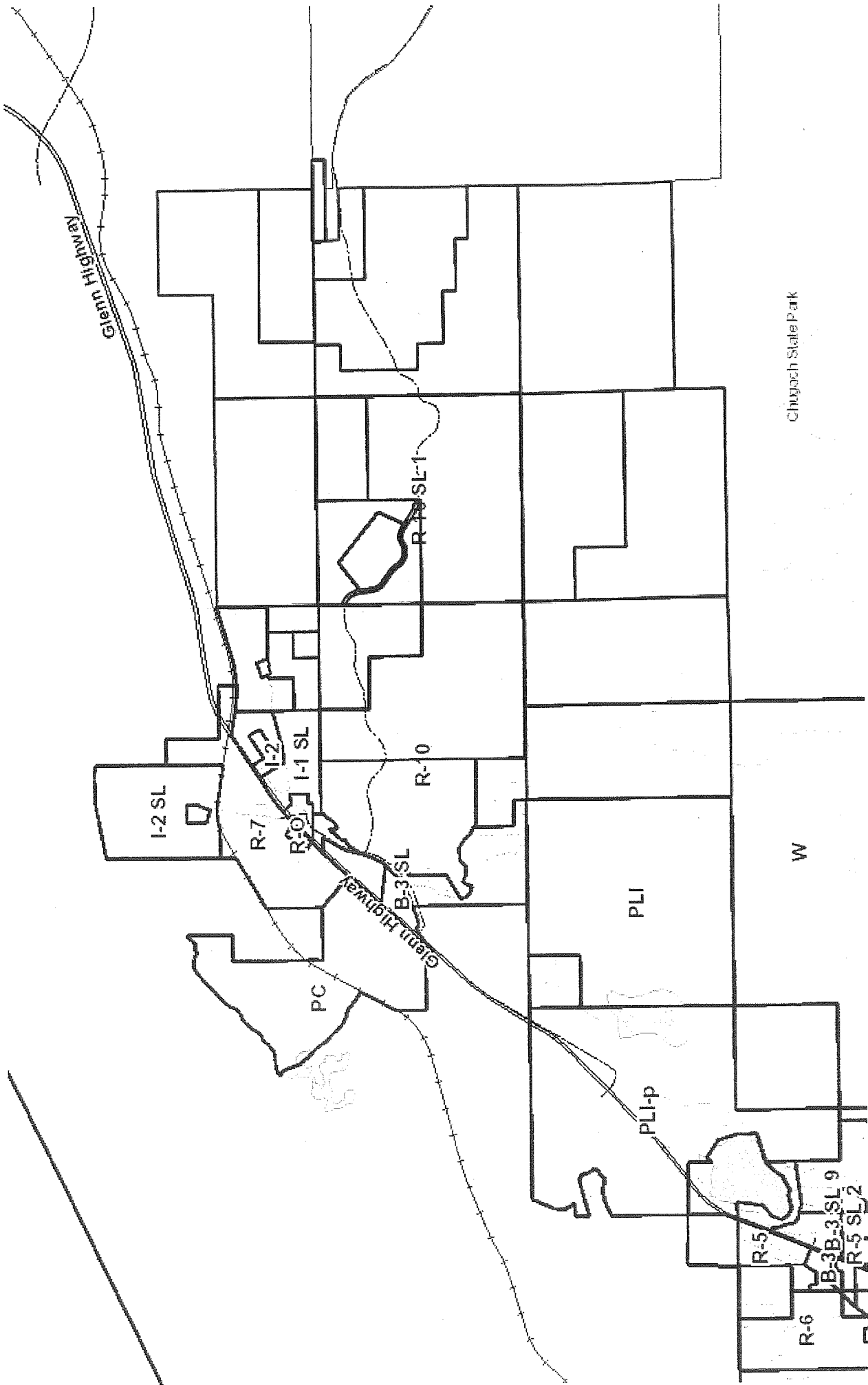
- Glenn Highway (top right)
- Denaina Elders Road (left side)
- Eklutna Lake Road (right side)
- Knik Arm (top right)
- Petition Site (dashed line outline)
- PLI (Public Land Interest) area (center)

N
11

S12327



Anchorage



SI2327 PHN map
Distance = 3500' (20 pcls)

2

APPLICATION

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)	Nick Francis, ECM	Name (last name first)	Bojko, Veronica/DOWL
Mailing Address	10950 Mausel Street, Unit B-1a	Mailing Address	4041 B Street
	Eagle River, AK 99577		Anchorage, AK 99503
Contact Phone – Day	(907) 343-8257	Contact Phone – Day	(907) 562-2000
Evening		Evening	
Fax		Fax	(907) 563-3953
E-mail	nfrancis@eklutna.com	E-mail	vbojko@dowl.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): 052-301-01-000			
Site Street Address: 31085 Eklutna Lake Road			
Current legal description: (use additional sheet if necessary) South half (S1/2) and the south half (S1/2) of the northeast quarter (NE1/4) of Section 29, Township 16 North (T16N), Range 1 East (R1E), Seward Meridian, Alaska			
Zoning: CE-R10 SL'	Acreage: 397.626	Underlying Plat #: N/A	Grid #: NE1903, NE1802, NE1803
# Lots: N/A	# Tracts: N/A	Total # parcels: 1	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Tracts A & B and Lots 1, 2 & 3 Yagheli Tinitun Subdivision		
# Lots: 3	# Tracts: 2	Total # parcels: 5

I hereby certify that (I am)(I have been authorized to act for) 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 Veronica L. Bojko ☐ Owner ☒ Representative Date 12/27/2016
(Representatives must provide written proof of authorization)

Print Name
Accepted by: FM Poster & Affidavit: 3 x affidavit Fee: \$5,107.50 Case Number: 512327 Requested Meeting Date: P2C 03/06/17
PP (Rev. 12/13) Front – "NEW" CODE

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☐ Urban ☒ Rural

Anchorage 2020 Major Elements – site is within or abuts: N/A

- ☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center
☐ Neighborhood commercial center ☐ Industrial reserve
☐ Transit - supportive development corridor ☐ District/area plan area: _____

Chugiak-Eagle River Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve
☒ Residential at 1:1 dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification N/A

- ☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve
☐ Residential at _____ dwelling units per acre ☐ Mixed use ☐ Rural homestead

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: _____ Running concurrently with this project
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☒ Conditional Use - Case Number(s): _____ Running concurrently with this project
☐ 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

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

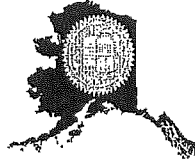
APPLICATION REQUIREMENTS

- 1 copy required: ☒ 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
 45 copies required: ☐ Signed application (copies)
 (35 copies for a ☒ Preliminary plat
 short plat) ☒ 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 _____



Fidelity Title Agency Of Alaska, LLC

3150 C Street, Suite 220, Anchorage, AK 99503
Phone: (907) 277-6601 • Fax: (907) 277-6613

*A Non-Affiliated
Independent & Locally Owned Company
Where Experience Counts*

CERTIFICATE TO PLAT

ORDER NO: F-61271
PROPERTY: 31085 Eklutna Lake Road, Chugiak, AK 99567

DOWL HKM
4041 B Street
Anchorage AK 99503
Attn: Veronica Bojko
Phone: (907) 562-2000
Email: vbojko@dowl.com
Reference:

Questions regarding this Certificate to Plat should be directed to:
Howard Hancock at (907) 277-6626 or howardh@fidelityak.com



Fidelity Title Agency Of Alaska, LLC

3150 C Street, Suite 220, Anchorage, AK 99503
Phone: (907) 277-6601 • Fax: (907) 277-6613

CERTIFICATE TO PLAT

October 20, 2016

Charge: \$300.00

**DOWL HKM
4041 B Street
Anchorage, AK 99503**

**Attn: Veronica Bojko
Phone: (907) 562-2000
E-Mail: vbojko@dowl.com**

Re: Our Order No. F-61271

This is the Certificate to Plat as of **October 14, 2016** at 8:00 A.M. for plats of the following described properties:

The South one-half (S1/2) and the South one-half of the Northeast one-quarter (S1/2 NE1/4) of Section 29, Township 16 North, Range 1 East, Seward Meridian, according to the official Bureau of Land Management Survey thereof, being located in the Anchorage Recording District, Third Judicial District, State of Alaska.

The estate or interest in the land which is covered by this report is Fee Simple.

Title to the estate or interest in the land is vested in:

Eklutna, Inc., as to the surface estate and Cook Inlet Region, Inc., as to the subsurface estate

Subject to the Following Exceptions

1. **Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof, said patent was recorded July 25, 1985 in Book 1298 at Page 369.
Affects: Surface Estate**
2. **Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof, said patent was recorded August 5, 1985 in Book 1303 at Page 848.
Affects: Subsurface Estate**

3. **Terms, covenants, conditions and provisions**, including rights-of-way and easements as contained in the Alaska Native Claims Settlement Act dated December 18, 1971, U.S. Public Law 92-203, 85 Stat. 688, 43 U.S.C.A. 1601, et seq, and any amendments and additions thereto, and any regulations arising therefrom.

Note: No assurance is given as to the location of the common boundary dividing the surface and subsurface estates in said land as provided in said Act.

4. **Rights of the public and/or government entities** in and to Bureau of Land Management and/or State of Alaska Section Line Easement pursuant to 43 U.S.C. 932 as ratified by Alaska Statute 19.10.010.
Affects: The West 33 feet of the South 1/2
5. **Reservation of easement** for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by **Public Land Order No. 601**, dated August 10, 1949, and amended by Public Land Order No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 17, 1958; and Department of the Interior Order No. 2665, dated October 16, 1951, Amendment No. 1 thereto, dated July 17, 1952 and Amendment No. 2 thereto, dated September 15, 1956, filed in the Federal Register.
Affects: Eklutna Lake Road
6. **Rights of the public and/or governmental agencies** in and to any portion of said land lying below the ordinary high water line of Eklutna River.
7. **Any prohibition or limitation** on the use, occupancy or improvements of the land resulting from the right of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
8. **North Anchorage Land Agreement**, including the terms and provisions thereof, executed by and between the parties indicated, to the record of which reference is hereby made, for the purposes set out therein:
Among: The State of Alaska, The Municipality of Anchorage and Eklutna, Inc.
Recorded: March 18, 1982
Book: 708 Page: 295

Amended by instruments:

Recorded: January 21, 1983 Book: 838 Page: 767
Recorded: February 9, 1983 Book: 847 Page: 223
Recorded: April 11, 2003 as Reception No. 2003-033580-0

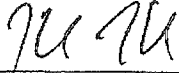
And further amended by:

Alaska Land Bank Agreement Pursuant to North Anchorage Land Agreement, including terms and provisions thereof, to the record of which reference is hereby made;
Among: Eklutna, Inc., the United States of America, acting through the Department of the Interior, Bureau of Land Management, the State of Alaska, acting through its Department of Natural Resources, and the Municipality of Anchorage
Recorded: October 16, 2002
Reception No.: 2022-022984-0

Order No.; F-61271

This Certificate to Plat is restricted to the use of the addressee and does not cover any liens or rights existing as a result of filing a financing statement concerning personal property which may become a fixture or part of the real estate concerned,. This report is not to be utilized as a basis to convey, mortgage or otherwise hypothecate any interest in real property. Liability herein is specifically limited to compensation received therefore.

Fidelity Title Agency Of Alaska, LLC



Howard Hancock, Title Officer



Fidelity Title Agency Of Alaska, LLC
3150 C Street, Suite 220, Anchorage, AK 99503
Phone: (907) 277-6601 • Fax: (907) 277-6613

Privacy Policy

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our right arising out of any agreement, transaction or relationship with you. One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests. All requests must be made in writing to the above address.

Meeting Notes

Ernie Turner Recovery Center - Recovery Journey Program

Open House – December 13th 2016

The project falls within the Eklutna Valley Community Council (EVCC). The EVCC does not meet on a regular basis and was not scheduled to hold a meeting until January 2017. Due to timing constraints, the project team elected to hold their own public meeting to discuss the project. Representatives from Eklutna Inc., Eklutna Construction & Maintenance, Cook Inlet Tribal Council (CITC), Cook Inlet Housing Authority (CIHA), and DOWL hosted a community open house for the project on December 13, 2016 at the Native Village of Eklutna's (NVE) Health Clinic Conference Room at Mile 26.6 on the Glenn Highway. Municipal code requires that a mailed notice be sent to the all property owners within 500 feet of the outer boundary of the land on which a proposed project is located on, or owners of the 50 parcels nearest the outer boundary (up to one-mile) of the land. There are only 3 property owners within a one-mile radius, one private residence, the State of Alaska, and the MOA. As such, we expanded our notification area to include the residents of Thunderbird Falls. Postcards were mailed to 89 residents on November 22nd, 2016, 21 days in advance of the meeting (see attached – Open House Mailer, Meeting Minutes and Fact Sheet). An email notification was also provided to the Eklutna Valley Community Council on November 20, 2016. The open house consisted of four presentations and an open question and answer period.

The presentations began with Curtis McQueen, the Chief Executive Officer (CEO) of Eklutna Inc. He presented an overview of the work that Eklutna Inc. does, specifically related to land development for public welfare and health and wellbeing for people in Alaska. He explained different partnerships that Eklutna Inc. has formed in order to create projects such as the NVE's Health Clinic, and the Thunderbird Falls community which was developed on Eklutna land. He introduced the current project of developing a residential treatment facility for individuals recovering from substance addiction, which will retain the name Ernie Turner Center.

Michelle Ritter, AICP, with DOWL, then gave an overview of the proposed rezone, replat and conditional use permit. She described the area of land that will be rezoned and explained the process by which the rezone will be reviewed by the Planning and Zoning Commission and the Assembly for approval. She also explained that the approximate 16-acre portion of the site that will be rezoned will also be replatted into 3 individual lots, one of which will be developed with the new Ernie Turner Recovery Center. Michelle explained that the new center will be considered a Correctional Community Residential Center (CCRC) and will require approval of a conditional use permit (CUP).

Gloria O'Neill, the president and CEO of CITC, gave the third presentation. She introduced CITC's mission related to serving the community. She provided the background for the Ernie Turner Center – Recovery Journey Program. She explained that the current Ernie Turner Center in Anchorage has been successful but there is still high need in the community. This catalyzed the partnership between CITC, Eklutna Inc., and CIHA to find a new location for an additional facility. The group looked at 6 different sites and decided on the current proposed parcel because of its beauty, tranquility, and related positive impacts on recovery.

Rebecca Ling with CITC, the fourth presenter, continued the presentation by describing the details of the Recovery Journey Program. She explained that the facility is organized based on tribal concepts; the house has a family chief and operates as a family. The treatment focuses on the whole person; several staff that work closely with each individual. The new Ernie Turner Center will have 16 beds and will be served by 13 professional staff persons, including nurses.

Attendees from the public included two representatives from the Eklutna Valley Community Council, one of which was the council President. They had questions regarding potential community concerns to which project representatives provided responses (the notes represent a summary of what was discussed):

- *Question:* How is this project related to the “Vet Village” project?
Response: This project is not related to the “Vet Village” at all. That project was proposed by another entity, not affiliated with any of this project team. Also, “Vet Village” did not have the support of Eklutna Inc., the land owner, or of the Native Village of Eklutna –neither of which had been consulted by the proponents of “Vet Village”.
- *Question:* What the staffing levels and will there be 24-hour care?
Response: Yes, the facility will have 13 staff onsite during daytime hours as well as several staff persons who will be available for 24-hour care.
- *Question:* The roadway is steep, windy, icy, and dark along that area. Will added traffic and pedestrians create a safety issues? The hill right near the proposed site is especially dangerous and has caused accidents.
Response: The Recovery Journey Program activities will be oriented on the campus, we do not anticipate residents walking along Eklutna Lake Road. The idea is to create a haven for residents so that they want to remain onsite. Additionally, the project design will go through a platting process, CUP, and building permit process; during these steps the design team will meet with traffic engineers from the Municipality of Anchorage and the State of Alaska Department of Traffic & Public Facilities to determine the most appropriate design mitigations for the site and roadway and will discuss road maintenance.
- *Question:* Will bus services return to the area?
Response: Unsure, that would be a question for the public transportation provider.
- *Question:* Will the people in the facility be considered voting members within the community council?
Response: Residents of the Ernie Turner Center – Recovery Journey Program will not be considered voting members, but, as the future land owner, CITC would be a voting member.
- *Concern:* Road plowing stops at the Water Treatment Facility.
Response: The project team will need to coordinate with snow plow maintenance for the new facility.
- *Comment:* Other property owners have had issues with well and septic systems in the area.
Response: Well and septic potential will be investigated as a part of the design.
- *Question:* Are there other planned survey or construction activities?
Response: The site survey is complete; the next activity will be geotechnical drilling.
- *Comment:* The area is currently used for dumping trash and large debris, an added presence and lighting should help with the safety of the area.
Response: Concur.

The meeting ended with the members of the public expressing they would share this information with their Community Council Members. The project representatives offered to provide a project fact sheet.

WMS Archive File Name: 16ErnieTurnerSub

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Unsubdivided
- Project Location, Tax ID, or Legal Description: S1/2 & S1/2 NE1/4 Sec 29 T16N, R1E, S.M., AK Tax ID # 052-301-01-000
- Project Area (if different from the entire parcel or subdivision): Lots 1-3 only (see attached figure)
Vacant parcel on Eklutna Lake Road just past the Eklutna Water treatment Site

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

 DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

 DOES contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping **IS NOT REQUIRED**.**

 Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.**

X Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow. ** Client has submitted mapping request for field mapping in Spring/Summer of 2017. - FBC*

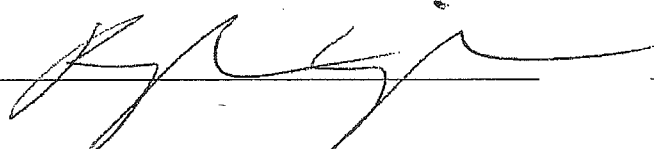
* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

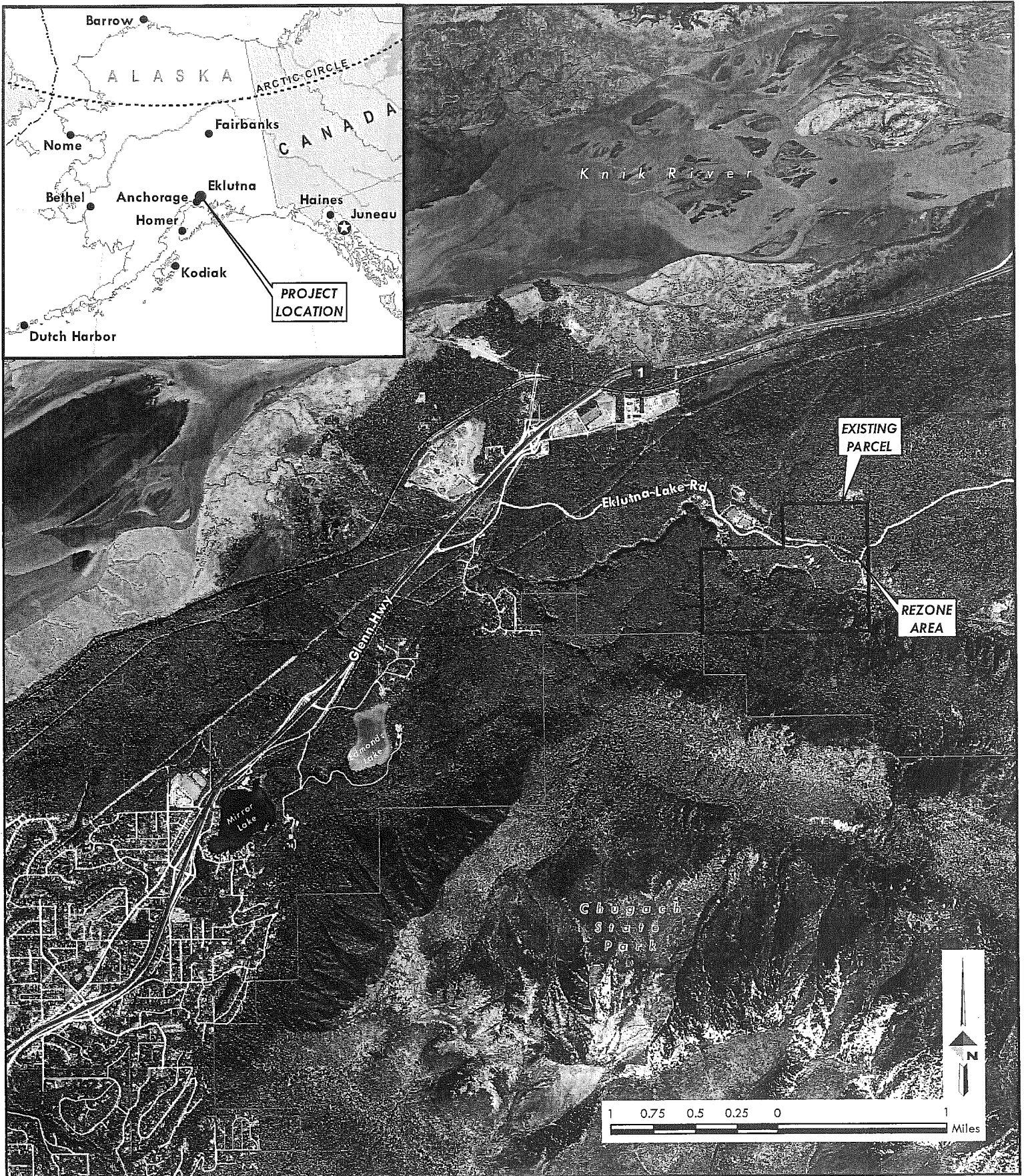
ADDITIONAL INFORMATION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | |

Inspection Certified By:

Date:

 12/16/16



Path: Q:\32\62334-01\60GIS\62334 - Fig1 - Location Map.mxd

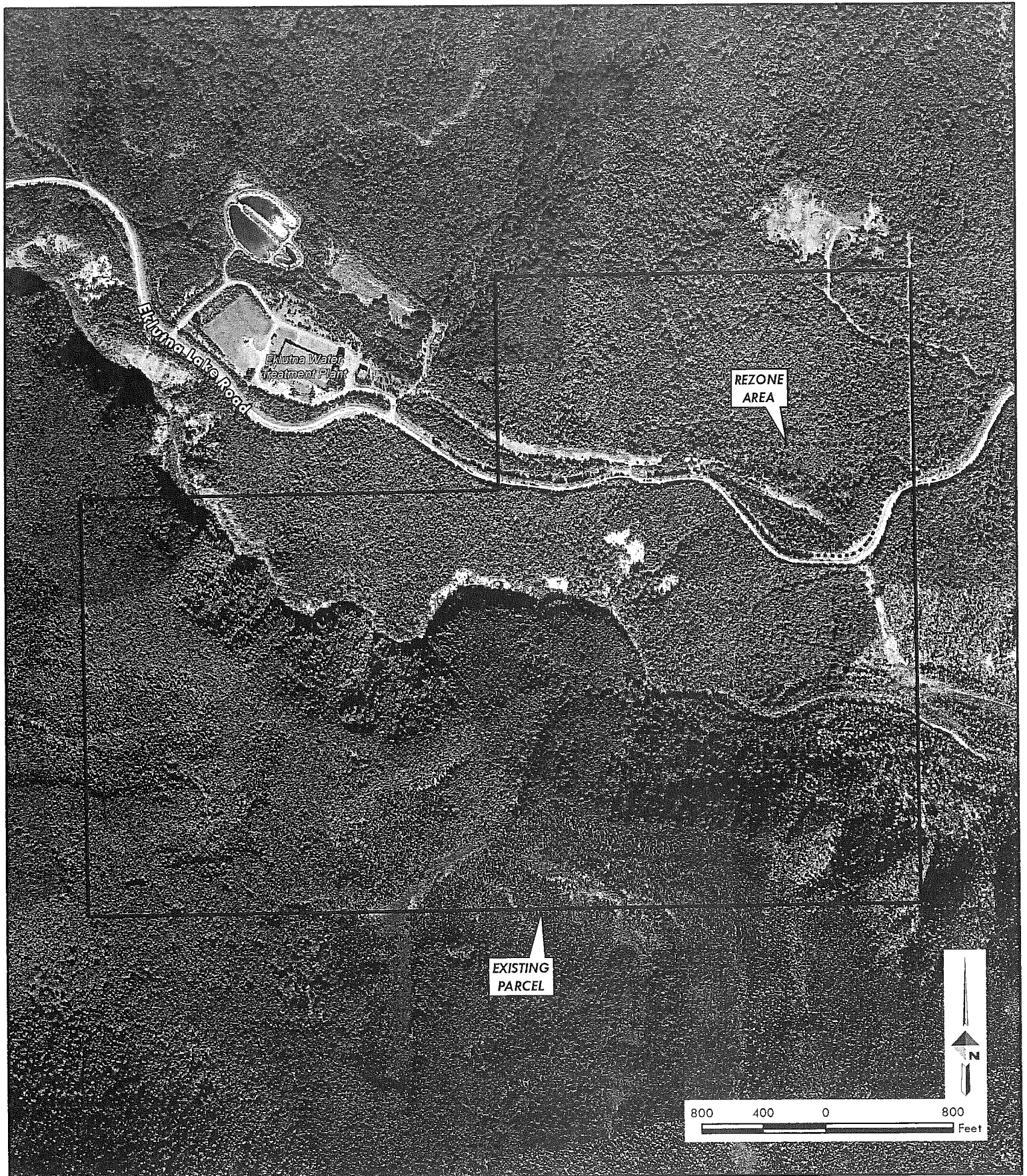


LOCATION MAP
 ERNIE TURNER RECOVERY CENTER
 REZONE-REPLAT
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE **26**



Path: Q:\32162334-01\60GIS\62334 - Fig2 - Aerial Map.mxd

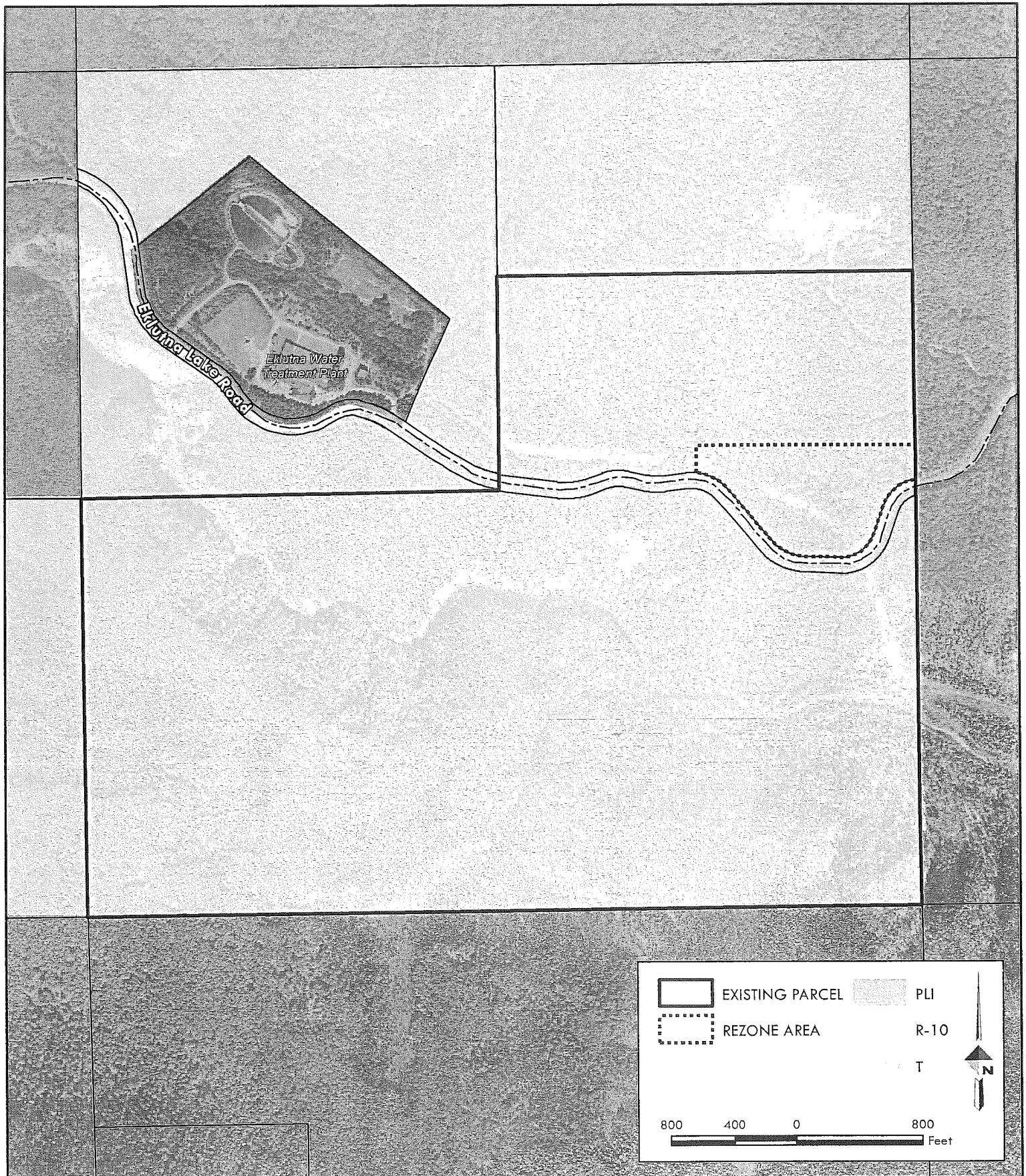


AERIAL
 ERNIE TURNER RECOVERY CENTER
 REZONE-REPLAT
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE **27**

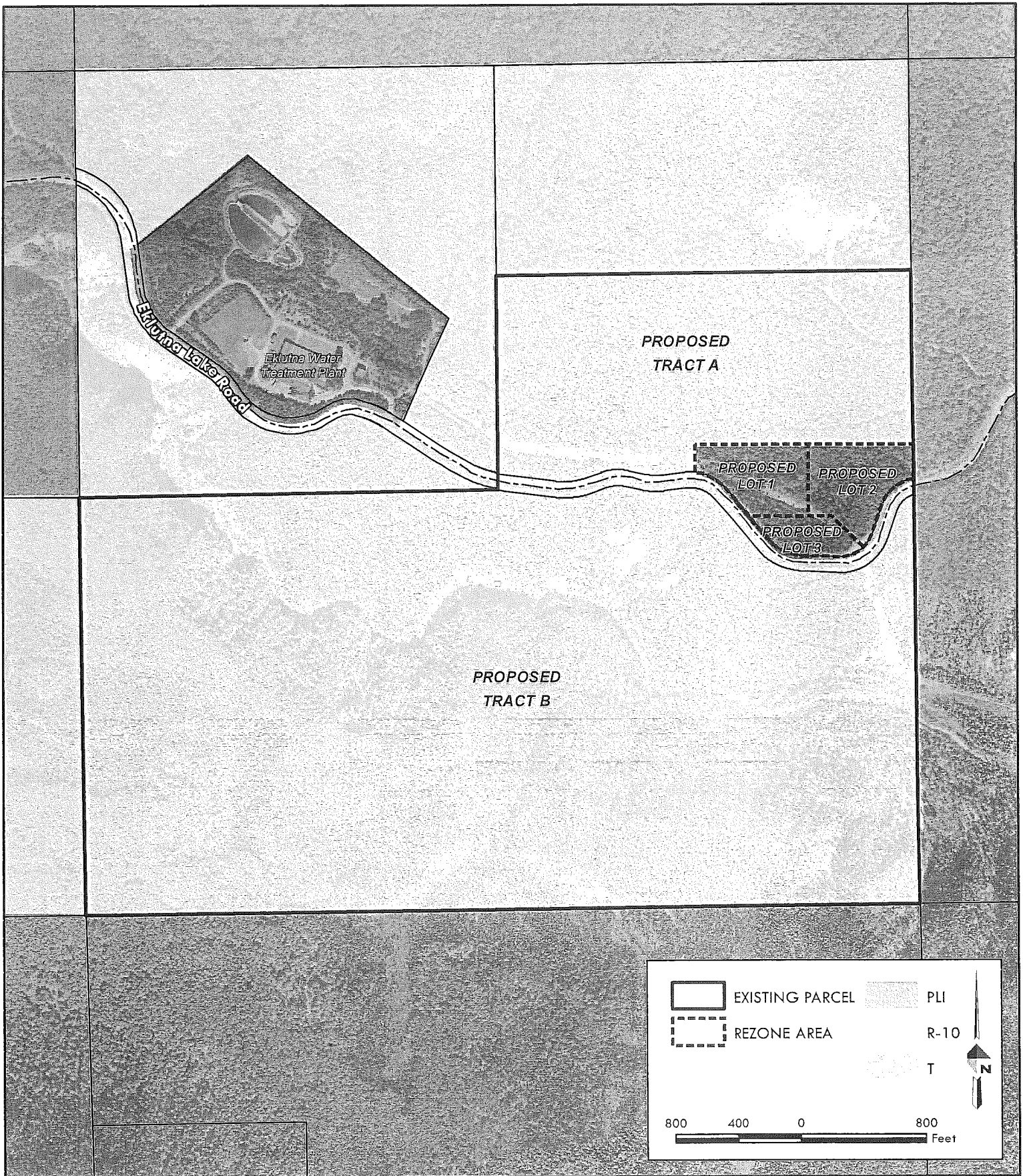


EXISTING ZONING MAP
 ERNIE TURNER RECOVERY CENTER
 REZONE-REPLAT
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01
 DATE: DECEMBER 2016

FIGURE **28**





Path: Q:\32162334-01\60GIS\62334 - Fig4 - Prop Zoning Map.mxd

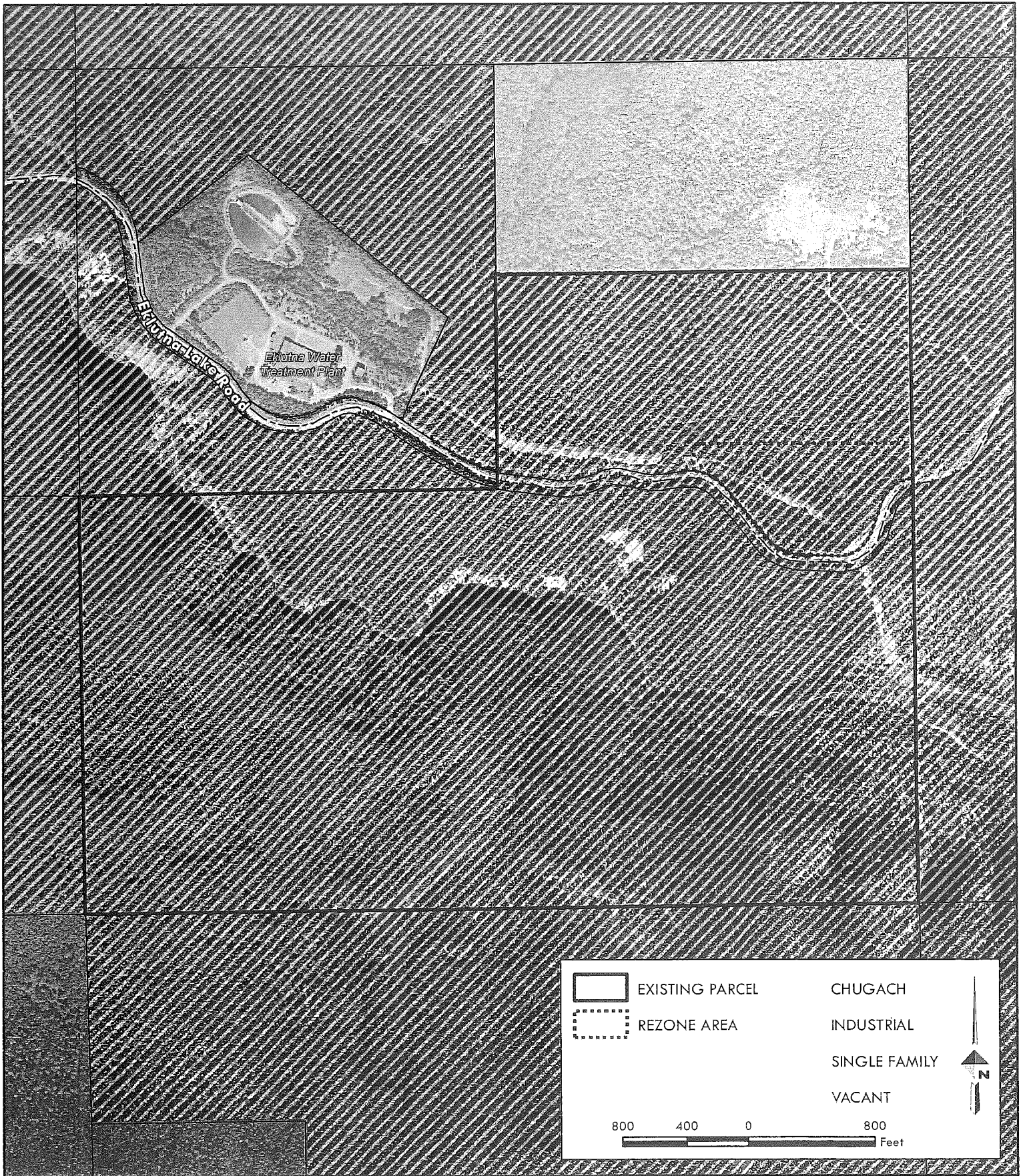


PROPOSED ZONING MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE 29



Path: Q:\132\62334-01\60GIS\62334 - Fig5 - Land Use Map.mxd

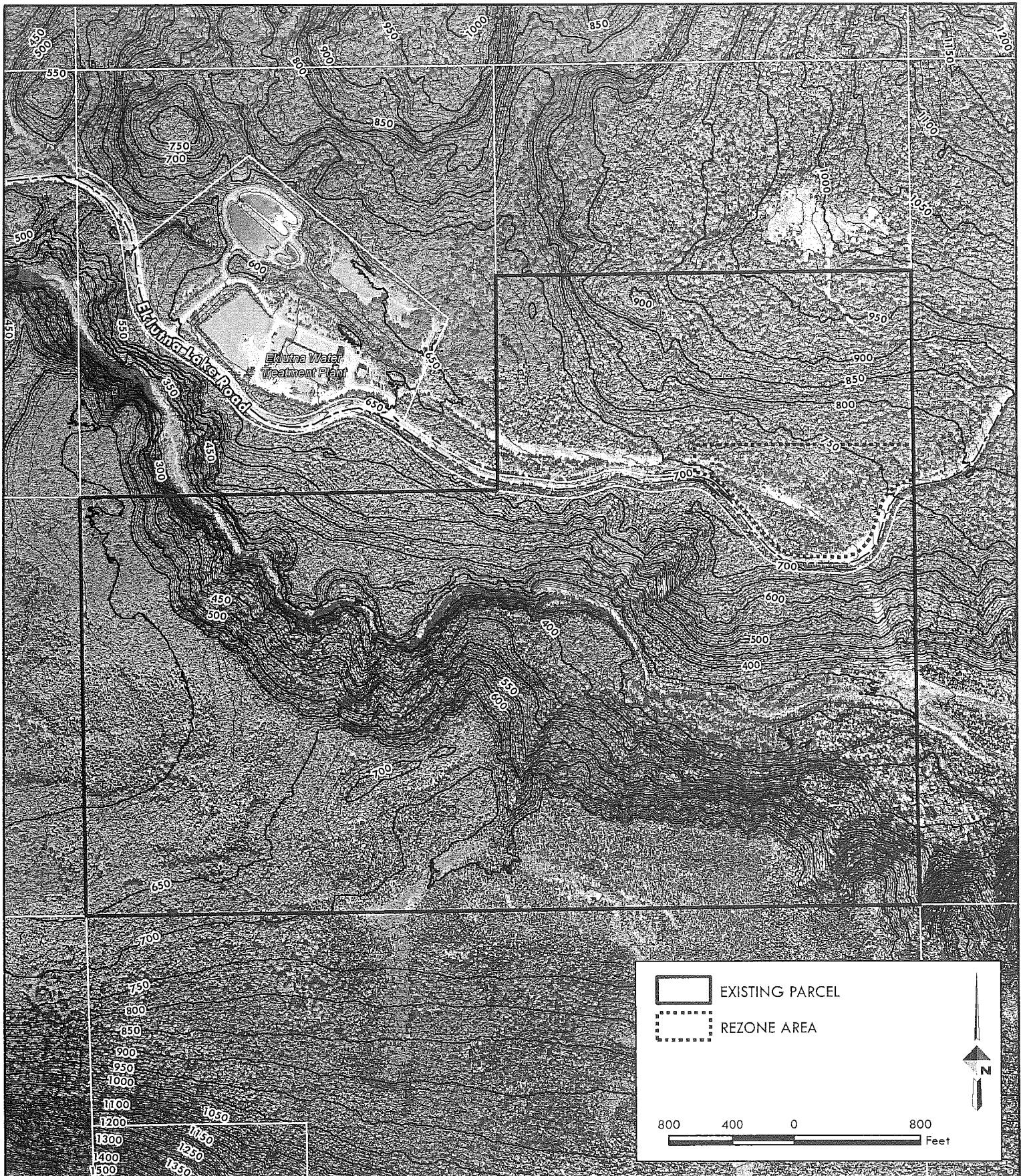


LAND USE MAP
 ERNIE TURNER RECOVERY CENTER
 REZONE-REPLAT
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE **30**



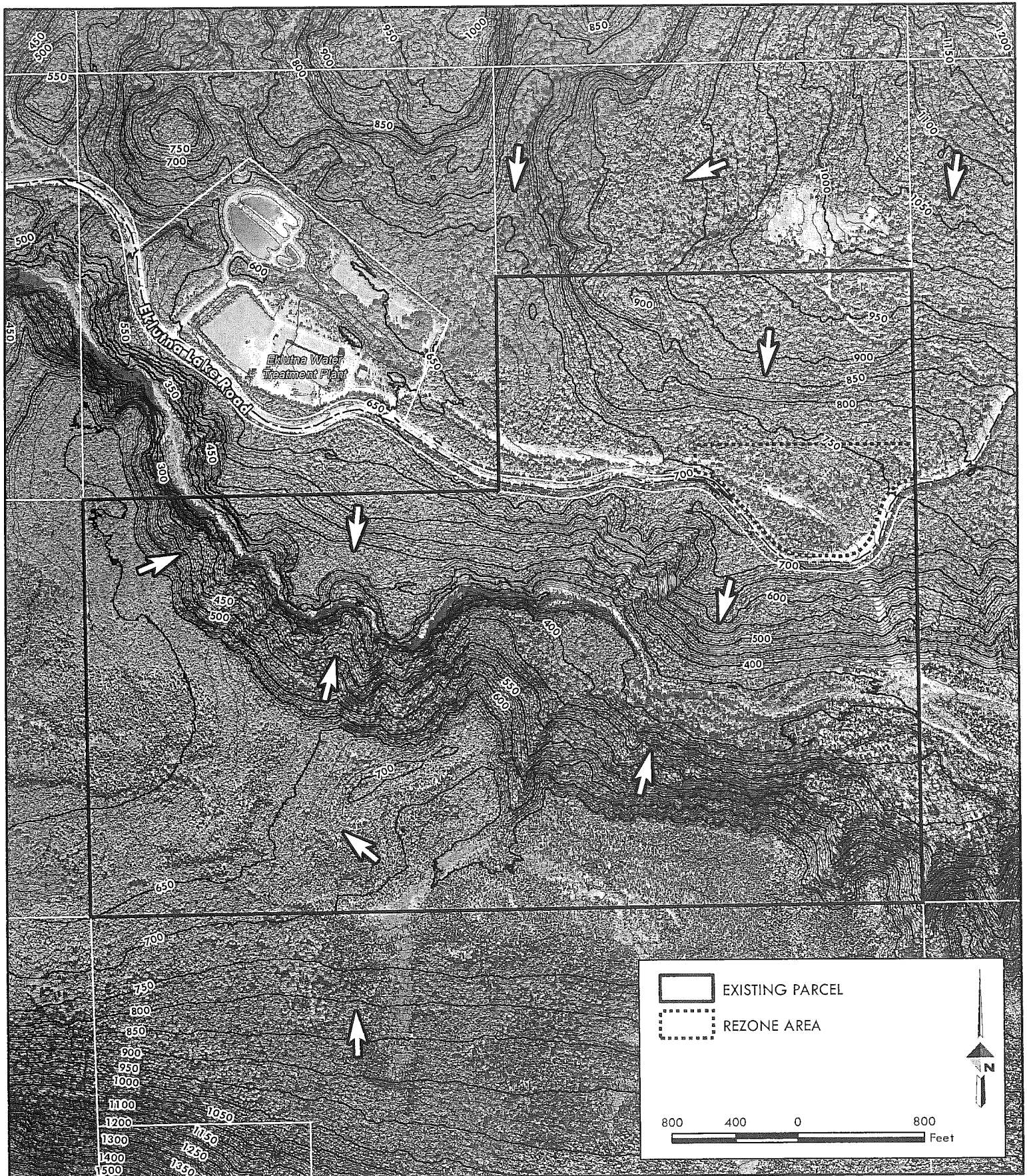
TOPOGRAPHY MAP
 ERNIE TURNER RECOVERY CENTER
 REZONE-REPLAT
 EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE **31**





Path: Q:\132\62334-01\60GIS\62334 - PLAT Fig7 - Drainage Map.mxd



DRAINAGE MAP
ERNIE TURNER RECOVERY CENTER
REZONE-REPLAT
EKLUTNA, ALASKA

PROJECT: 1132.62334.01

DATE: DECEMBER 2016

FIGURE **32**



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

January 10, 2017

Mr. Hal Hart, AICP, Director
Community Development Department
Municipality of Anchorage
PO Box 196650
Anchorage, AK 99519-6650

Subject: Letter of Authorization
Ernie Turner Center, Zoning Map Amendment

Dear Mr. Hart:

Eklutna, Inc., is the Owner of a 400-acre parcel legally described as the south half (S1/2) and the south half (S1/2) of the northeast quarter (NE1/4) of Section 29, Township 16 North (T16N), Range 1 East (R1E), Seward Meridian, Alaska. The parcel is located in the Eklutna Valley off of the Eklutna Lake Road.

I authorize DOWL to act on my behalf to submit and process a Zoning Map Amendment, a Plat, and a Conditional Use Permit for the above mentioned property.

Sincerely,

Curtis J. McQueen
Chief Executive Officer

3

**REVIEWING
AGENCY &
PUBLIC
COMMENTS**



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and
Public Facilities

DIVISION of PROGRAM DEVELOPMENT
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, Alaska 99519-6900
Main Phone: (907)269-0520
Fax: (907)269-0521
Web site: dot.state.ak.us

February 6, 2017

Terry Schoenthal, Current Planning Section Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

FEB 06 2017

PLANNING DEPARTMENT

RE: MOA Plat Review

Dear Mr. Schoenthal:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region
Platting Review Board has comments on the following plat:

- **S12327: 31085 Eklutna Lake Road/ Yagheli Tinitun Subdivision, Tracts A & B, Lots 1, 2 & 3**
 - Dedicate the existing PLO Right of Way easement for Eklutna Lake Road. Petitioner should assure that there is sufficient site distance for driveway/access points along the curvilinear roadway.
 - Recommend contacting DOT&PF at design stage of site plan to ensure proper access.

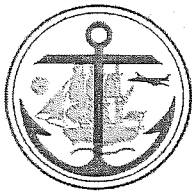
Sincerely,

A handwritten signature in black ink, appearing to read "James Starzec".

James Starzec
Anchorage Area Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Morris Beckwith, Right of Way Agent II, Right of Way DOT&PF

"Keep Alaska Moving through service and infrastructure."



MEMORANDUM

RECEIVED

FEB 06 2017

PLANNING DEPARTMENT

DATE: February 06, 2017

TO: Current Planning Division Supervisor.
Planning Department

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

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Department Comments

S12327 **Yagheli Tinitun Subdivision, tracts A & B and Lots 1, 2 & 3**
Subdivide one (1) lot and one (1) tract of land into two (2) lots.
Vacation of 10 foot utility easement along east boundary of tract A

The traffic department recommends approval of this preliminary plat with following comments and conditions.

These new lots are located on along a significant horizontal curve on Eklutna Lake Road. Eklutna lake Road is classified as 35 MPH collector operated and maintained by AKDOT&PF. Discussion at preapplication meeting MOA traffic and AKDOT planner concur that a shared access be provided from Lot 3 to the abutting lots due to the location of the existing utility access road.

1. Add Plat Note; "Access to Eklutna lake Road requires coordination for an ADOT&PF Driveway permit for Lot 3 with shared access to Lots 1 and 2.



**Municipality of Anchorage
Development Services Department
Building Safety Division**



MEMORANDUM

DATE: January 30, 2017
TO: Dave Whitfield, Platting Officer
FROM: Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due February 6, 2017

RECEIVED

JAN 30 2017

PLANNING DEPARTMENT

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

S12327 Yagheli Tinitun Subdivision

Onsite water and wastewater systems for commercial use are regulated by the Alaska Department of Environmental Conservation (ADEC). Prior to final plat approval obtain a non-objection from the ADEC regarding the proposed lot configuration.

S12330 US Survey 408

No objection

MUNICIPALITY OF ANCHORAGE



Development Services Department
Addressing
Addressing email: addressing@muni.org

Telephone: 907-343-8466
Fax: 907-249-7868

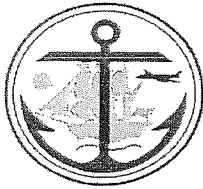
Mayor Ethan Berkowitz

S12327, Yagheki Tinitun Subdivision, Tracts A&B and Lots 1-3, NE1802, NE1803, NE1903

- a. In the platted area:
 - i. Correct label of Tract A Eklutna Water Treatment Site (it is listed as Tr B)
 - ii. Correct label of Tract B Eklutna Water Treatment Site (it is listed as Tr A)
 - iii. Please verify the legal for E $\frac{1}{2}$, W $\frac{1}{2}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ (this is the lot to the west of proposed Tract B); Property Appraisal records show this as E $\frac{1}{2}$ W $\frac{1}{2}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$
 - iv. Also please verify township and range specifics for the section listed in 32 just south of proposed Tract B- our property appraisal records show a little different in the quarter, please verify
 - v. Label showing N $\frac{1}{2}$ S $\frac{1}{2}$, N $\frac{1}{2}$, according to Property Appraisal records should be N $\frac{3}{4}$ Section 33
 - vi. Label for section 28 parcel, very last line Property Appraisal shows as SW $\frac{1}{4}$ NW $\frac{1}{4}$, not W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, please verify

Thanks,

Karleen Wilson
Addressing Official



MUNICIPALITY OF ANCHORAGE

Development Services Division

Right of Way Section

Phone: (907) 343-8240 Fax: (907) 343-8250

RECEIVED

FEB 14 2017

PLANNING DEPARTMENT

DATE: February 13, 2017
TO: Planning Division, Current Planning Section
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Lynn McGee, Senior Plan Reviewer
SUBJ: Comments on Planning and Zoning Commission case(s) for March 6, 2017.

Right of Way Section has reviewed the following case(s) due February 6, 2017.

- 2017-0017** Alaska Railroad Additional Reserve, Block 122, Lot 1, portion of USS #408, Block 122, Lot 1, and USS 1170, Lot 2, grid 1230.
(Major Site Plan Review, Condominium Development.)
Resolve with the Traffic Section the need for turnarounds at the ends of the interior roads/driveways.
Obtain approval from the MOA Traffic Section for the number, location, and the size of the driveway entry points.
Review time 30 minutes.
- 2017-0019** Section 29, South ½, and the South ½ of the NE ¼, grid NE1803 and NW1903
(Amendment to Land Use Classification, Residential to Community Facility.)
Right of Way Section has no comments at this time.
Review time 15 minutes.
- 2017-0020** Section 29, T16N, R1E, South ½, and the South ½ of the NE ¼, grid NE1803 and NW1903
(Rezone from CE-R-10 SL to CE-PLI SL)
Right of Way Section has no comments at this time.
Review time 15 minutes.
- 2017-0021** Section 32, T13N, R3W, W2SW4SE4SE4 S494' Portion Remnant, grid SW1933
(Rezone from I-1 to B-3.)
Right of Way Section sees the lot as only 424' from north to south, not 495.7'.
Review time 15 minutes.
- S12327** Yagheli Tinitun Tracts A7B, and Lots 1-3, grids NE1803 and NW1903
Show the types and boundaries of the wetlands in and abutting the parcels.
Show the easement for the existing driveway across the northeast corner of proposed Tract A. If no easement exists, provide an easement or enter into an

Access Agreement for the current access.

Provide existing topographical data for the entire parcels.

Provide plat notes as approved by the SOA Traffic Department Section addressing the number, location, and size of driveway entry points to the proposed parcels.

Review time 30 minutes.

S12330

USS 408, Block 122, Lot 1A, grid SW1230

Verify there is a Block 122 in USS 408, as we do not detect one.

Obtain written non-objection from MOA Street Maintenance and Watershed Management for the proposed vacation of the 20' Utility Easement containing the storm drain system.

Provide notes as approved by the MOA Traffic Section addressing the number, location, and the size of the driveway entry points.

Review time 15 minutes.

MUNICIPALITY OF ANCHORAGE



Development Services Department
Private Development

Mayor Ethan Berkowitz

Phone: 907-343-8301

Fax: 907-343-8200

RECEIVED

MEMORANDUM

FEB 13 2017

Comments to Preliminary Plat Applications/Petitions

PLANNING DEPARTMENT

DATE: February 13, 2017
TO: David Whitfield, Current Planning; Platting Officer
FROM: Brandon Telford, Private Development; Plan Review Engineer
SUBJECT: Comments for Platting Authority Public Hearing date: March 06, 2017
S12327; S12330

Case No. S12327 – **Yagheli Tinitun Subdivision:** To subdivide one parcel of land into two (2) tracts and three (3) lots.

Roads: The proposed subdivision abuts the following right-of-way:

- Internal to the proposed subdivision, Eklutna Lake Road, an Alaska DOT&PF maintained right-of-way that is classified as a Class IB Collector in the current OSHP. Eklutna Lake Road appears to be strip paved with a width of approximately 20-feet where it is internal to the proposed subdivision.

Improvement Recommendations:

Eklutna Lake Road appears to be strip paved with a width of approximately 20-feet where it is internal to the proposed subdivision. This does not meet municipal requirements for a Class IB Collector. The level of street development is consistent and in like manner to the overall level of development along Eklutna Lake Road, as a result no further road improvements are recommended at this time.

Plat Notes:

Private Development recommends the following notes be added to the final plat:

1. The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
2. Property owners and utilities shall not obstruct, impede, or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.

Department Recommendations:

The Private Development Section has no objection to the time extension or the amendment to the summary of action.

Case No. S12330 – United States Survey 408, Lot 1A, Block 122: To subdivide two lots into one lot with vacation of a portion of a 20' utility easement dedicated on Plat 78-170 in the Anchorage Recording District.

Roads: The proposed subdivision abuts the following right-of-way:

- To the east, Christensen Drive, a municipal maintained right-of-way that is classified as a Class IC Neighborhood Collector in the current OSHP. Christensen Drive appears to be developed with an asphalt surface, a width of approximately 30-feet (back of curb to back of curb), and sidewalks on both sides.
- To the south, West 2nd Avenue, a municipal maintained right-of-way that is classified as a Local Street in the current OSHP. West 2nd Avenue appears to be developed with an asphalt surface, a width of approximately 30-feet (back of curb to back of curb), and sidewalks on both sides. West 2nd Avenue is developed with pedestrian lighting on the south side but lacks street lighting.

Improvement Recommendations:

West 2nd Avenue appears to be developed with an asphalt surface, a width of approximately 30-feet (back of curb to back of curb), and sidewalks on both sides. West 2nd Avenue is developed with pedestrian lighting on the south side but lacks street lighting. This does not meet municipal requirements for a Local Street in a Class A area. **The petitioner is alerted to the pending requirement to evaluate lighting levels along West 2nd Avenue where West 2nd Avenue abuts the proposed subdivision under any future land use permit. If existing lighting does not meet municipal requirements the petitioner is alerted to the pending requirement to install street lighting meeting the requirements of the Municipality of Anchorage Design Criteria Manual (DCM) and Municipality of Anchorage Standard Specifications (MASS) where West 2nd Avenue abuts the proposed subdivision under any future land use permit as required by AMC 21.03.100.E.4 or the Traffic Department. If street light improvements are required the petitioner shall enter into an Improvement to Public Place Agreement with Private Development under any future land use permit.**

Plat Notes:

Private Development recommends the following notes be added to the final plat:

1. The property owners and utilities shall not raise, lower, or re-grade the property in a manner that will alter drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.

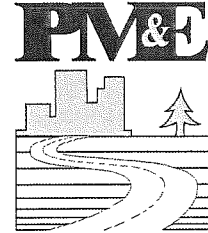
2. Property owners and utilities shall not obstruct, impede, or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.

Department Recommendations:

The Private Development Section has no objection to the proposed subdivision, subject to the above recommendations and conditions.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: February 8, 2017

RECEIVED

To: Terry Schoenthal

FEB 09 2017

FROM: Steven Ellis

PLANNING DEPARTMENT

SUBJECT: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the March 6, 2017, Planning and Zoning Commission Meeting.

S12327 Yagheli Tinitun Subdivision, Tracts A, B, Lots 1, 2, and 3, WMS has the following comments.

WMS requests the following conditions.

If public improvements are required, provide a Storm Water Pollution Prevention Plan to WMS prior to starting ground disturbing activities.

Prior to recording a final plat:

Show all streams per the MOA stream mapping database. Contact Kyle Cunningham, 343-8026, for the information.

Add the following plat note;

There are stream protection setbacks on this plat and the stream setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21.

Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency. WMS requests the addition of the following plat note.

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision."

Per AMC 21.07.020.E, provide a flood study and FEMA flood mapping of the streams on this plat to WMS. You may substitute this requirement by providing a restrictive plat note prohibiting development along the streams on this plat. See the following note.

There is a 50 foot non-development setback along each bank of the streams in this subdivision. This setback is provided in lieu of conducting a flood study and FEMA flood mapping for this plat. This setback is not eligible for a dimensional variance under AMC

21. Any disturbance or development within this 50 foot setback will require a flood study and FEMA flood mapping and a Flood Hazard Permit to be completed in accordance with FEMA and MOA requirements.

S12330 United States Survey 408, Lot 1A, Block 122, WMS has the following comment. WMS requests the following conditions.

If public improvements are required, provide a Storm Water Pollution Prevention Plan to WMS prior to starting ground disturbing activities.



Kimmel, Corliss A.

From: Park, Clara H.
Sent: Wednesday, February 8, 2017 8:25 AM
To: Blake, Lori A.; Freemon, Melinda L.; Kimmel, Corliss A.
Cc: Nesheim, Janine R.
Subject: CUP Comments - No Comment

RECEIVED

FEB 08 2017

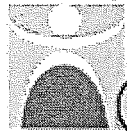
CUP 2017-0015, 0017, S12330, 0019, 0020, S12327, 0021, 0025, & 0028

FYI.

PLANNING DEPARTMENT

*Clara Park, Sr. Office Associate
Municipality of Anchorage
Department of Health & Human Services
PO Box 196650
Anchorage, AK 99519-6650
Phone: 907-343-4244
ParkCH@muni.org*

DHHS



80
YEARS

Protecting Your Health



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

February 7, 2017

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage Alaska 99519-6650

RECEIVED

FEB 07 2017

PLANNING DEPARTMENT

Re: Plat Reviews

Dear Sir/Madam:

ENSTAR Natural Gas Company has reviewed the following Preliminary Plats and has no comments, recommendations or objections:

S12327

Yagheli Tinitun Subdivision, Tracts 1 & B and Lots 1, 2, & 3

S12330

U.S. Survey 408, Lot 1A, Block 122

If you have any questions, please do not hesitate to contact me at 334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

Cassie Wohlgemuth
Right of Way and Compliance Technician
ENSTAR Natural Gas Company

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Building Safety
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FEB 06 2017

MEMORANDUM

PLANNING DEPARTMENT

Comments to Miscellaneous Platting Activity

DATE: February 6, 2016

TO: Terry Schoenthal, Manager, Current Planning

FROM: Ron Wilde, P.E.
Building Safety
343-8371

SUBJECT: Comments on S12327
Yagheli Tinitun Subdivision

No Comment.



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PLANNING DEPARTMENT

S12327

MEMORANDUM

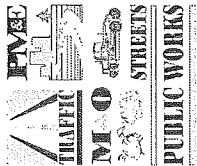
DATE: 1/27/17

TO: Municipality of Anchorage Current Planning Division
DOWL, Veronica Bojko

FROM: Tammy Simmons, Right of Way Technician

SUBJECT: Yagheli Tinitun Subdivision

Enclosed please find Matanuska Electric Association, Inc. comments for Yagheli Tinitun Subdivision.



MUNICIPALITY OF ANCHORAGE
PUBLIC WORKS DEPARTMENT
4700 Elmore Road
Anchorage AK 99507

Project Review Form

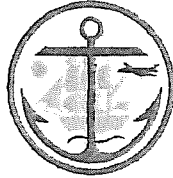
Project Name:	Request to Rezone approximately 16 acres located in Eklutna Valley to CE-PLI-SL, amend land use classification, and platting case, all concurrent	Project No:	2017-0019, 2017-0020, S12327
Project Status:	<input type="checkbox"/> Design Study <input type="checkbox"/> 35% <input type="checkbox"/> 65% <input type="checkbox"/> 95% <input checked="" type="checkbox"/> Other		
Name/Title:	Andrew Watts/Transit Planning Technician; Randy Bergt/Capital Project Engineer		
Organization / Department:	Public Transportation Dept / People Mover		
Phone Number:	343-8496 (Andrew) or 343-8285 (Randy)	Date:	30 Jan 2017

	Page/ Sheet No.	Reviewer	Comment	Response
1)		AW	Thank you for the opportunity to review. MoA Public Transportation does not currently provide service to the subject area and has no plans to do so in the future. Therefore, PTD has no objection to granting the request.	
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				
11)				
12)				
13)				

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JAN 30 2017
PLANNING DEPARTMENT

4

POSTING AFFIDAVIT



AFFIDAVIT OF POSTING

CASE NUMBER: 2017-0019¹ 512327

I, ZACHARY RICKETTS 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 REZONE - REPLAT. The notice was posted on 1-31-2017 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 31 ST day of JANUARY, 2017.

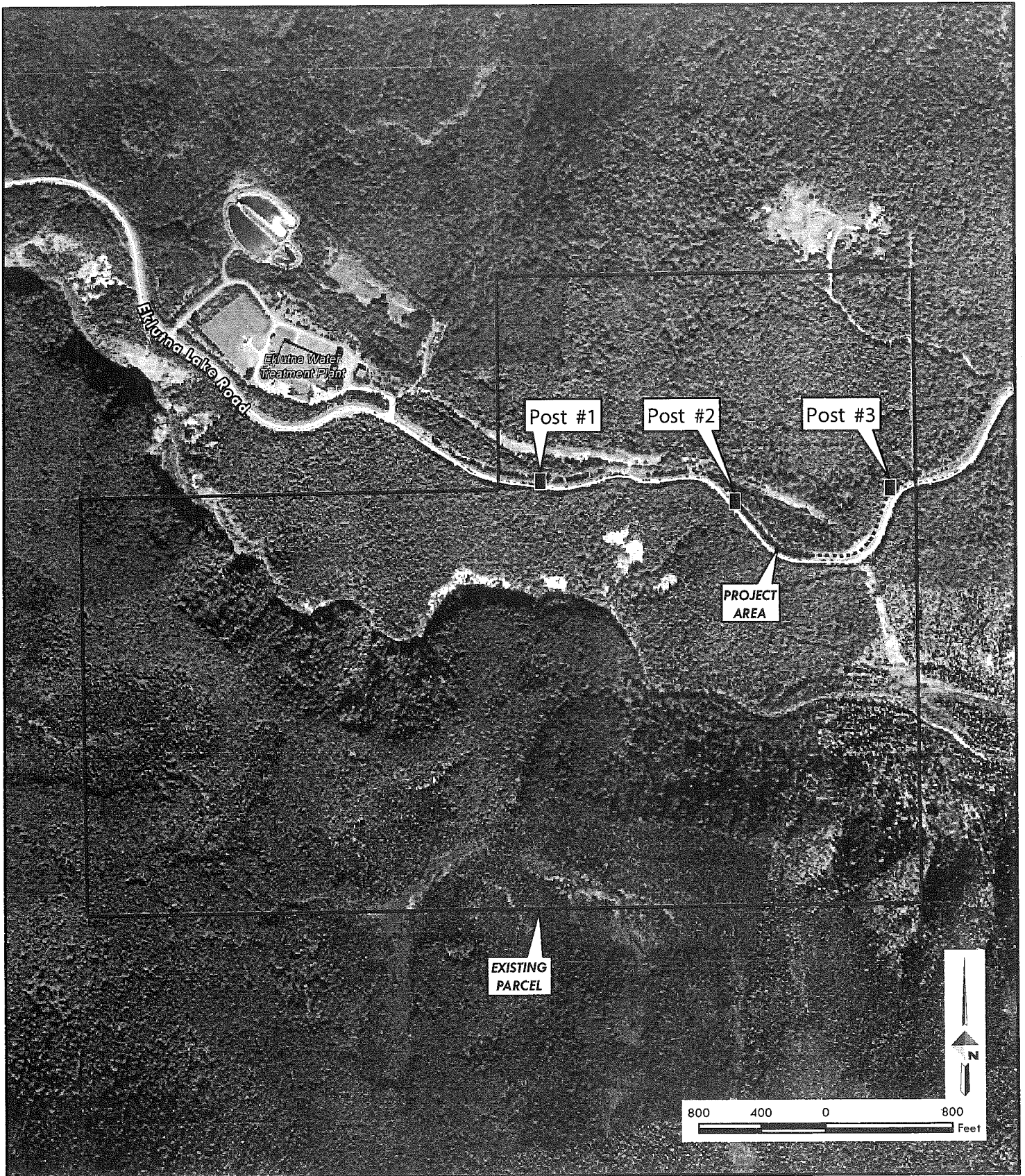
Signature

LEGAL DESCRIPTION


Tract or Lot: S 1/2 AND THE S 1/2 OF THE NE 1/4 OF SEC 29, T16N, R1E, S1M, AK

Block: _____

Subdivision: _____



Peth Q:\132.62334-01.60318\62334 - Fig2 - Aerial Map.mxd

	<p>SITE POSTING LOCATIONS ERNIE TURNER RECOVERY CENTER REZONE-REPLAT EKLUTNA, ALASKA</p>	PROJECT: 1132.62334.01
		DATE: JANUARY 2017
		FIGURE A



Post #155



Post #2



Post #3