

**NOTE**

Send original recorded document to:

Municipality of Anchorage  
Current Planning Section  
Planning Division  
PO Box 196650  
Anchorage, AK 99519-6650

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.**

**DO NOT DETACH**

## NOTICE OF ZONING ACTION


This notice announces that a major site plan review for Chanshtnu Muldoon Park Phase 2 has been duly approved by the Urban Design Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the site plan approval as set forth in the Municipal zoning file 2019-0083. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved site plan or any subsequent amendments hereto.

LEGAL: Muldoon Estates Subdivision, Tract C (Plat 2014-30), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located south of DeBarr Road, east of Muldoon Road and north of East 16th Avenue

PETITIONER: Municipality of Anchorage – Parks & Recreation

REQUEST: Major Site Plan Review for Chanshtnu Muldoon Park Phase 2 Development.

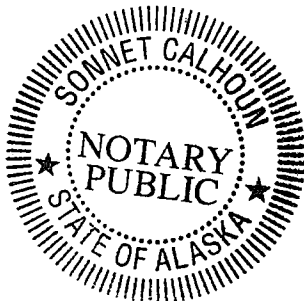
ATTACHMENT: Copy of the Municipality of Anchorage, Urban Design Commission Resolution No. 2019-007

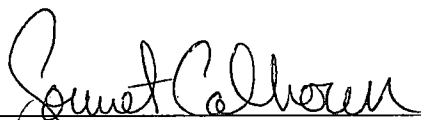
  
\_\_\_\_\_  
Director  
Municipality of Anchorage  
Planning Department

STATE OF ALASKA                    )  
  )  
THIRD JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that on the 9<sup>th</sup> day of June, 2020 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Dave Whitfield, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 9<sup>th</sup> day of June, 2020 in this certificate first above written.



  
\_\_\_\_\_  
Notary Public in and for Alaska  
My Commission expires: 10-2-2023



**MUNICIPALITY OF ANCHORAGE  
URBAN DESIGN COMMISSION  
RESOLUTION NO. 2019-007**

A RESOLUTION APPROVING A MAJOR SITE PLAN REVIEW FOR CHANSHTNU MULDOON PARK PHASE 2, GENERALLY LOCATED SOUTH OF DEBARR ROAD, EAST OF MULDOON ROAD, AND NORTH OF E. 16<sup>TH</sup> AVENUE IN ANCHORAGE.

(Case 2019-0083)

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WHEREAS, a request was received from the Municipality of Anchorage Parks & Recreation Department for a major site plan review for Chanshtnu Muldoon Park Phase 2, generally located south of Debarr Road, east of Muldoon Road, and north of E. 16th Avenue in Anchorage; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on July 10<sup>th</sup>, 2019.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Urban Design Commission that:

A. The Commission makes the following findings of fact:

1. The project will be beneficial to the community and meets Title 21 requirements.
2. The project advances the goals of relevant plans, including the Anchorage 2020 Comprehensive Plan, the Anchorage 2040 Land Use Plan, the East Anchorage District Plan, and the Areawide Trails Plan.

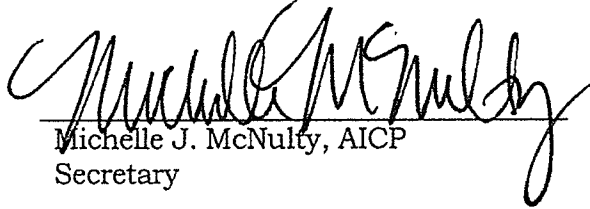
B. The Commission approves the proposed site plan. This approval is subject to the petitioner's application, narrative, submittals, and the plans on file at the Planning Department, except as modified by these conditions of approval:

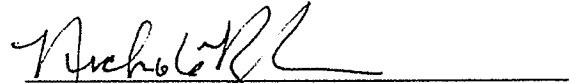
1. A notice of zoning action, including a copy of the approved resolution, shall be filed with the District Recorder's Office and proof of such shall be submitted to the Planning Department.
2. A storm water pollution prevention plan for the development site shall be approved by Watershed Management Services (WMS) and Private Development. WMS will examine the ability of the proposed swales and rain garden to sufficiently accommodate and treat runoff from the proposed dog park during significant rainfall and snowmelt events.
3. Resolve with MOA Traffic the signage that will be required in the proposed parking lot area.



PASSED AND APPROVED by the Anchorage Urban Design Commission on the 10<sup>th</sup> day of July, 2019.

ADOPTED by the Anchorage Urban Design Commission on the 14<sup>th</sup> day of August, 2019. This is the final decision of the Commission. Any party aggrieved by this decision may file an appeal pursuant to Anchorage Municipal Code 21.03.050D.

  
Michelle J. McNulty, AICP  
Secretary

  
Nichole Rehm  
Chair

(Case No. 2019-0083)

