

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 4-12-11

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Community Development
Department
For reading: March 8, 2011

**Anchorage, Alaska
AO 2011-34**

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.3 ACRES FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR LOT 32, SECTION 9, T12N, R3W; GENERALLY LOCATED WEST OF ELMORE ROAD AND NORTH OF 80TH AVENUE.

(Abbott Loop Community Council; Planning and Zoning Commission Case 2010-094)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as PLI (Public Lands and Institutions) District:

Lot 32, Section 9, T12N, R3W; generally located west of Elmore Road and north of 80th Avenue, as shown on Exhibit "A" attached.

Section 2. The zoning map amendment described in Section 1 above shall be subject to the following effective clause:

This ordinance shall become effective upon a recorded joint use agreement between the lots ~~application for a large domestic animal facility conditional use.~~

Section 3. This ordinance shall become effective 10 days after the Deputy Director of the Planning Division has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire, and be null and void, if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval. The Deputy Director of the Planning Division shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 12th day of April, 2011.

ATTEST:


Chair


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2011-34

Title: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.3 ACRES FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR LOT 32, SECTION 9, T12N, R3W; GENERALLY LOCATED WEST OF ELMORE ROAD AND NORTH OF 80TH AVENUE.

Sponsor: Dan Sullivan, Mayor
 Preparing Agency: Community Development Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:	(In Thousands of Dollars)				
	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezone should have no significant impact on the public sector. No additional public improvements are required.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of this rezone should have no significant impacts on the private sector.

Prepared by: Angela C. Chambers Telephone: 343-7940



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 131-2011

Meeting Date: March 8, 2011

From: MAYOR

Subject: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.3 ACRES FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR LOT 32, SECTION 9, T12N, R3W; GENERALLY LOCATED WEST OF ELMORE ROAD AND NORTH OF 80TH AVENUE.

1 This is a request to rezone a 4.3 acre lot from R-1 to PLI to allow the use of an
2 existing large domestic animal facility. The R-1 district does not allow large
3 domestic animal facilities. A conditional use is required for a large domestic
4 animal facility in the PLI district.
5

6 The petition site has been used for horses for many years. The purpose of this
7 rezone request is to make the large animal related uses legal in order to
8 support the petitioner's existing commercial horse boarding operation on the
9 adjacent lot to the north. If the rezone is approved, the lot could support up to
10 18 additional animals. The subject property abuts a single-family subdivision to
11 the west and is across 80th Avenue from another single-family subdivision.
12

13 This rezoning is consistent with *Anchorage 2020 Comprehensive Plan*, and
14 generally meets the rezoning standards in AMC 21.20.090.
15

16 The Planning and Zoning Commission recommended approval of the rezoning
17 to PLI for the subject property with an effective clause requiring the applicant to
18 apply for a large domestic animal conditional use.
19

20 **THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ZONING MAP**
21 **AMENDMENT, PROVIDING FOR THE REZONING OF APPROXIMATELY**
22 **4.3 ACRES FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO PLI**
23 **(PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR LOT 32, SECTION 9,**
24 **T12N, R3W.**
25

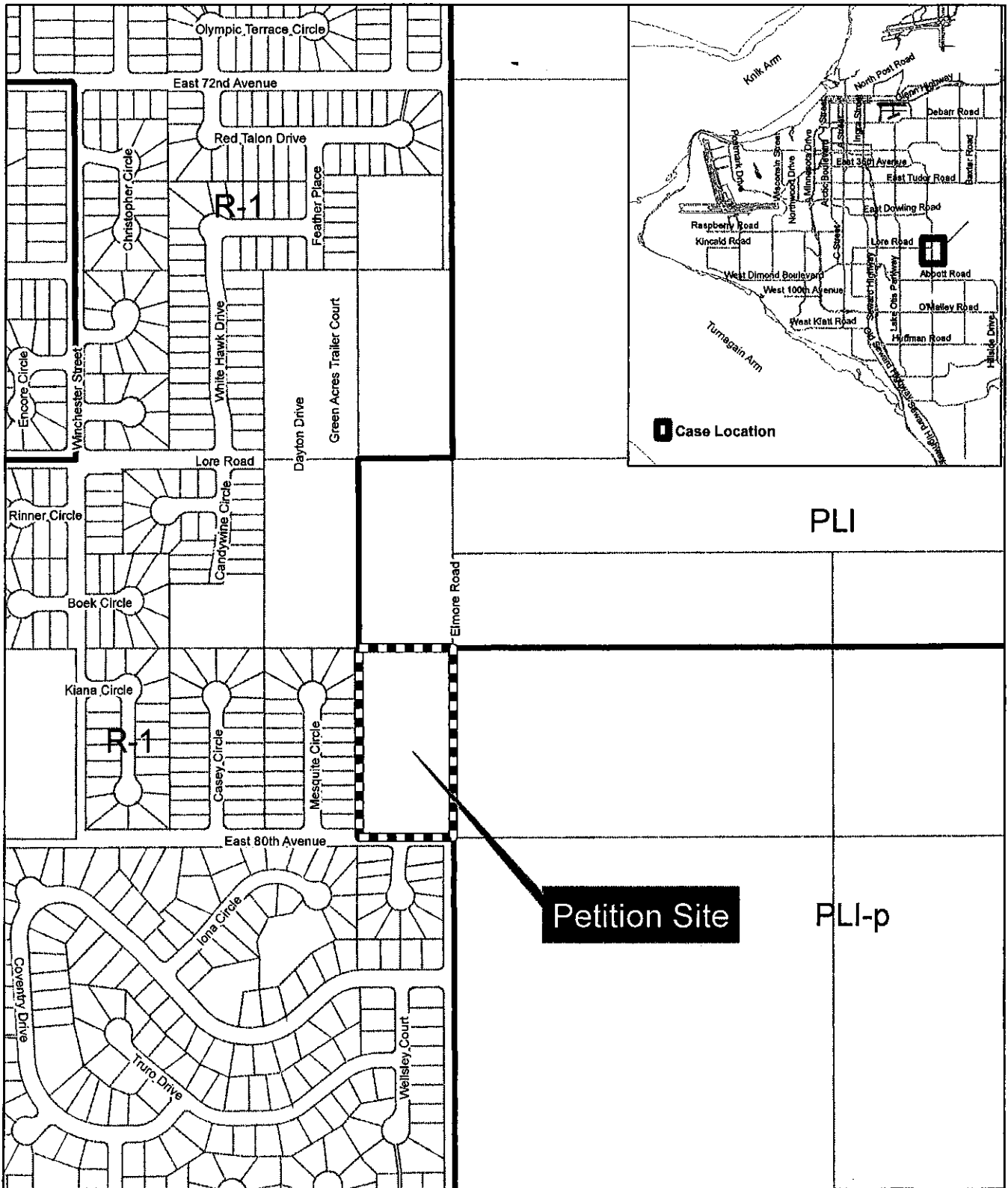
26 Prepared by: Angela C. Chambers, AICP, Current Planning
27 Section Supervisor, Planning Division

28 Approved by: Jerry T. Weaver, Jr., Director, Community
29 Development Department

30 Concur: Dennis A. Wheeler, Municipal Attorney

31 Concur: George J. Vakalis, Municipal Manager

32 Respectfully submitted: Daniel A. Sullivan, Mayor
33
34



Municipality of Anchorage
 Planning Department
 August 9, 2010

Flood Limits
 100 Year
 500 Year
 Floodway

0 500 1,000 Feet



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2010-035

A RESOLUTION RECOMMENDING APPROVAL OF A REZONING OF APPROXIMATELY 4.3 ACRES FROM THE R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR LOT 32, SECTION 9, T12N, R3W; GENERALLY LOCATED WEST OF ELMORE ROAD AND NORTH OF 80TH AVENUE.

(Case 2010-094; Tax I.D. No. 014-161-07)

WHEREAS, a request has been received from Fredrick and Janet Wolfley to rezone approximately 4.3 acres from the R-1 (Single family residential) District to the PLI (Public lands and institutions) District for Lot 32, Section 9, T12N, R3W; generally located west of Elmore Road and north of 80th Avenue, and

WHEREAS, the large scale use of a horse facility on the Lot 32, R-1 property dates back to at least 1993, and

WHEREAS, the rezoning of Lot 32 to PLI will allow the owners to apply for a Conditional Use (CU) for a Large Domestic Animal Facility (LDAF) so that the property may be legally used as part of the adjacent horse facility on Lot 1 to the north, and

WHEREAS, the following goals and policies from the comprehensive plan are applicable:

Policy 5 Rezones shall be compatible in scale with adjacent uses...

The subject property is adjacent to an existing PLI large animal facility and large areas of PLI park property.

Policy 7 Avoid incompatible uses adjoining one another.

The proposed use is adjacent to a like use and to PLI property. The CU review will allow conditions for buffering and setback restrictions.

Policy 14 Conservation of residential lands for housing is a community priority.

The property is currently in use for the large animal facility on Lot 1 and is not proposed for residential uses.

Policy 45 connect local activity centers... schools, parks, trails, etc.

The property is directly across Elmore Road from parks and trails and there is a trail along Elmore.

Policy 50 healthy, mature trees and forested areas shall be retained as much as possible.

More trees will be cleared if the property is developed as single family residential lots. Under the CU for a horse facility, large buffers can be required, and

WHEREAS, notices were published, posted, public hearing notices were mailed, and a public hearing was held on September 13, 2010.

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

- A. The Commission makes the following findings of fact:
1. The application has received a great deal of neighborhood and community support.
 2. The property, although privately owned, will serve a public function and will be a public facility and appropriate in the PLI district.
 3. The Lot 32 property is adjacent to an existing horse facility on Lot 1, already zoned PLI, and is adjacent to PLI park property to the east. This rezoning is a clean up for the current uses on Lot 38 as the uses are not permitted in the R-1 district. This is not a spot zoning. PLI zoning may not be a perfect fit, but the use on Lot 1 is PLI and there are PLI park properties to the east. The use of PLI on Lot 1 has worked well since 1981 and should work well for Lot 32.
 4. The CU application will allow the Planning and Zoning Commission to examine the uses and specifics of the operation in detail and assign appropriate conditions for the protection of the surrounding residential neighborhoods. This is a better process than adding Special Limitations to the rezoning, as the SL's would be numerous and complicated.
 5. The proposal will not result in a net loss of residential uses as the property is already in use as an LDAF related facility. The property could later be rezoned back to a residential category, if the demand for residential is there.
 6. The original horse facility on Lot 1 was rezoned to PLI in 1981 to legitimize commercial horse boarding and riding. This rezoning of Lot 32 is essentially the same process as was done in 1981.
 7. In addition to the CU review, there are environmental advantages for stream protection in the LDAF review and an Anchorage Soil and Water Conservation District Certificate of Compliance.

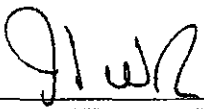
8. This rezoning request will allow centralization of large animal operations in an appropriate area and help avoid spreading large animal uses into inappropriate, small lot residential areas. This is a community benefit.
9. The facility also provides a community benefit in that it emphasizes safety, training and socialization in horse - human interaction.
10. Large properties near other large properties, such as PLI-p, with existing trails should be used as a community benefit.
11. Approving this rezoning application will be an economic benefit to the community for feed stores, tack shops, and others uses associated with large animals, and will keep the uses from moving to areas such as the Mat-Su valley.
12. The Commission recommended approval of PLI zoning by a unanimous vote: 7-aye, 0-nay.

- B. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to PLI subject to the following effective clause:


The rezoning shall become effective when the applicant has obtained an amendment to the conditional use for a large domestic animal facility on Lot 1 to include Lot 32.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 13th day of September 2010.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 11th day of October, 2010.



Jerry T. Weaver, Jr.
Secretary



for Toni M. Jones
Chair

(Case 2010-035; Tax I.D. No. 014-161-07)

does not know in this instance with this substation, but many of the costs the utilities bear end up getting passed on to the ratepayers. She knows utilities work hard to keep their costs down so that we can all have lower utility rates, whether it is a gas, telephone or electric utility. She has confidence that Chugach Electric has enough experience with construction at different facilities throughout their service area to do a good job with this because they know they will have to come back before different regulatory bodies including the Commission, the Assembly, and the Regulatory Commission of Alaska. She believes Chugach wants to be good neighbors. She feels it might not be the best looking project in the neighborhood, but utilities are necessary, and a fact of life. She will be voting in favor of this motion.

COMMISSIONER WEDDLETON referred to Staff's findings in the packet, which lists anything specifically regarding conditional use standards being met. He noted the Commission has found this conditional use meets the general conditional use standards in Municipal Code 21.50.020, and also found through petitioner and Staff statements that it does meet statements in the Hillside District Plan to allow utilities where needed in residential areas.

AYE: Parks, Jones, Isham, Weddleton, Dean, Phelps
NAY: Pease

PASSED

F. REGULAR AGENDA

1. Resolutions for Approval
2. Introduction for Public Hearings
3. Site / Landscape Plan Approval
4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments
5. Other

G. PUBLIC HEARINGS

1. CASE: 2010-094
PETITIONER: Fredrick & Janet Wolfley
REQUEST: Rezoning to PLI Public lands & institutions district

This application is for Lot 32 to be rezoned from R-1 to PLI so that Lot 32 may legally function as a support area (riding, training, etc.) for an existing large animal facility on Lot 1. The large animal facility on Lot 1 is legal and is a de facto Conditional Use (CU). The use of horses and storage of heavy equipment on Lot 32 is not legal because of the current R-1 zoning. The Applicant acknowledges this and states the primary purpose of this rezone request is to legitimize Lot 32 to be used as a support area for the existing facility, commercial horse boarding, and riding on Lot 1. The owner was notified as part of his animal facility license renewal that the uses of horses and heavy equipment storage on Lot 32 are illegal in the R-1 district. The property is located on the west side of Elmore Road and north of 80th Avenue. Single family residential subdivisions are located the north, south and west of the subject property. To the east side of Elmore are several large Federal and Municipal tracts, undeveloped and generally used for trails. They are zoned PLI.

AL BARRETT presented the Staff Report and recommendations on behalf of the Municipality of Anchorage's Planning Department. If the Commission finds that standards for a zoning map amendment have been met, the Department recommends the rezone be subject to an effective clause as noted on Page 16 of the Staff Report. The commission discussed the following issues/topics with MR. BARRETT:

- Spot Zoning
- PLI Zoning
- Commercial large animal operations in R-6
- Animal facility license inspection

The petitioners, FREDRICK and JANET WOLFLEY, were represented by DANIEL BOLLES. He provided a presentation on behalf of the petitioners, which included the following topics/issues and questions from the Commission:

- Impacts to the commercial horse operation if the rezone were not granted.
- Reasons that this rezone was not spot zoning.
- Historical use and operations on the property.
- Impact to environmental conditions.
- Whether the parcel is or is not Class C Wetlands.
- Benefit of facilities to the public.

CHAIR JONES opened the hearing to public testimony.

RYAN STENCEL represented the State of Alaska's Anchorage Soil and Water Conservation District, and accompanying her was the District's Chief Engineer from DOWL HKM, BRAD MELOSIC. MS. STENCEL stated they are responsible for the creation and/or certification of the conservation phase for these facilities. Further, F Bar J has a conservation plan, is in compliance and is a good steward of the land. The Conservation District is in support of its continued operations. Their animal license was withheld this year until the support lot was

rezoned or brought into compliance. Wolfley's conservation plan is mindful of impacts on streams. There is no drainage going towards the streams, and he is protective over those streams. The approved soil and water conservation plan deals with both lots, and can deal with a variety of land uses.

MICHELLE BOUTIN testified against the proposed rezone. She expressed concerns about the Wolfley operation being a for profit private business, and about trucks coming and going from the property, many of them commercial trucks. She was opposed to any expansion of the horse farm on what is currently zoned R-1 property, which would allow another 18 horses on the property. She was concerned about environmental, health and safety issues related to the operation, and noted the odors from the horse farm were unacceptable.

LORI HACKENBERGER, President, Anchorage Horse Council, which operates the Municipal Equestrian Facility on Abbott Road, spoke on their behalf in support of the rezone.

The individuals listed below testified in favor of granting the rezone. Testimony included:

- Discussions of the equestrian activities at the horse farm for individuals who board their horses at the facility or lease horses at the facility.
- Benefits of having horses in their lives.
- Requirements needed in a facility of this type to train and exercise horses, including land, equestrian trails, arenas and equipment.
- Many of the horses at the facility are used for therapy.
- Consider the Wolfleys to be proactive, environmentally friendly, and operation to be a benefit to the community.
- The existence of this operation at this site well before the subdivision and houses.
- Horses need room to move around to be mentally happy and healthy.

CHRISTINA INIX DIAZ
DEANNA QUINN
DEANNA QUINN
MAUREEN HOLTON
CINDY LUTHER
RHONDA KNIGHT
GRACE ZIMMERMAN
BROOK BAUGRA
CHASE QUINN
PHILIMINA SHIELDS
KATIE DIAMA
OLIVIA ROLFE
PAMELA DUNLAP-SHOHL
KATHY LYNCH
NAOIMI DEISHA
CATHRYN CULVER

CRAIG QUINN
LAURA HOGAN
ELLEDIE CLAYTON
DAN APTE
KERRY ERICKSON
MARY CODY
SHARON STALKER
NANCY WINNIFORD
MARY SHIELDS

MR. BOLLES provided rebuttal testimony on behalf of the petitioner. He had spoken with MR. WOLFLEY about the equipment, and confirmed the Wolfleys do not lease out that space, and do not do anything with the equipment. He noted Wilder Construction had used the site as a staging area, but that equipment was pulled out in 2008. He indicated the manure is hauled three times a week, and it is possible this is the truck activity being referred to in testimony. The Commission discussed the following topics/issues with MR. BOLLES;

MR. BOLLES indicated the petitioner would have no objection to limiting Lot 32 to a support area only for the existing facility on Lot 1, nor would object to a stipulation of the requirement to adherence of the conservation plan that Soil Conservation District has because it is already a requirement of their license and in Title 21 already.

MR. BARRETT noted the overall impression of the property was that it was clean and well maintained, but he was not aware of the leasing of horses. He noted this does accentuate the commercial nature of the activities. He noted there were a lot of comments on how Lot 1 would fail if Lot 32 were not included, which indicated to him that the uses on Lot 1 have grown too large for Lot 1. He felt this should not lead to a rezone with special limitations, but a rezoning with a requirement for a conditional use under the large animal ordinance. He discussed the differences between special limitations, conditional uses and effective clauses and PLI zoning with the Commission.

MR. BOLLES had no objection to the Commission limiting the number of animals kept on the combined properties to those boarded or living on Lot 1. He indicated there were 31 horses on the property currently.

MR. BARRETT explained Lot 1 is a de facto conditional use and is grandfathered for what was there at the time; it does not necessarily meet any of the standards of AMC 21.50.305, large animal ordinance portion of the conditional use code. The Department is recommending application of the standards of the conditional use to Lot 32. MR. BARRETT noted in the large animal ordinance the interior lot lines can be ignored if the properties are adjacent. He indicated both properties would be under their own set of conditional uses; two separate horse operations with separate owners, which are side by side. He confirmed that if the rezone were approved by the Assembly, the applicant would have to come back for a conditional use, and the rezoning would not take effect until the conditional use was in place.

MR. BOLLES talked about the commercial aspects of the property, but noted there are other PLI lands with commercial uses such as the Hilltop Ski Area. He felt it was appropriate to recognize that this use has been going on since the '70s, prior to zoning or anything going on out there. He thought everything could be handled with one condition. He noted this is the support area for that public use, it is surrounded on two sides by PLI land, and people in those residential areas have supported this rezone.

MR. BOLLES confirmed Lot 1 was rezoned from R-1 to PLI in 1981 for the specific reason of having horses on that land, but at that time the petitioners did not own Lot 32 although it was being used as support for that operation.

Testimony was concluded, and CHAIR JONES closed the public hearing.

COMMISSIONER PHELPS moved to approve in the matter of case 2010-094, the rezoning of approximately 4.3 acres from R-1 to PLI to serve as a support facility for a large animal facility, the rezoning of that area to the PLI zone, subject to the condition as stipulated on Page 16 that the rezoning become effective when the applicant has obtained an amendment to the conditional use for a large domestic animal facility on Lot 1 to include Lot 32. COMMISSIONER PEASE seconded.

COMMISSIONER PHELPS noted it was clear after the public hearing that there is considerable support for the continuation of this facility. It is also clear to him that the facility serves a public function that is fairly significant for the community particularly and especially for the younger people in the community. He thinks what the Commission needs to consider in this action is that there is already an existing facility, and what is occurring is simply an adjunct to that. He does not think of that as being spot zoning; he thinks rather that it is a cleanup situation that we have with an existing use that has existed for some period of time. He thinks the cleanest way of dealing with this particular issue is in the manner suggested by Staff. MR. PHELPSH does not believe that rezoning with special limitations is the way to go in this particular instance. He indicated the Commission has done that before, but in this particular case it would take a long time to develop all the conditions that would be necessary for a proper special limitations zoning in this particular instance. Rather, he thinks it makes more sense that the conditional use process is the better way to handle it than is a typical way dealing with uses of this type; this fits into that mode of review nicely. He thinks what the Commission will get from approaching it that way is a rezoning to PLI that will allow for the continued use of this facility. This will then allow the Commission to say the specificity of that use to make sure that some of the concerns the Commission has in terms of water quality and other impacts are effectively dealt with. For those reasons, he will support the rezoning with the stipulation noted.

COMMISSIONER WEDDLETON spoke in support the rezoning. He noted it is a problem that there could potentially be loss of residential land from this rezone, but ultimately if it is used for horses over time it could be converted to residential use at some time in the far future. He felt there was nothing that would preclude that. He indicated what really swayed him was the summary of the original rezone for Lot 1 on Page 120 of the Staff Report, which states: "The rezoning of the property from R-1 to PLI, Public Lands and Institutions Districts, was passed and

approved by the Anchorage Assembly on May 12, 1981. The purpose of the rezoning was to allow the petitioner to continue the use of its property as a commercial recreational use, specifically commercial horse-boarding stable and riding arenas.” MR. WEDDLETON did not see that anything has substantially since then; it is the same thing the Commission is doing now, and it seems to work well over the years. He understands code has changed somewhat, and now there is the large domestic animal facility ordinance, and PLI is not strictly the correct zoning for this, but it does seem to work and will satisfy the need to continue this important service.

COMMISSIONER PARKS will be supporting the rezone. He thinks it was something that was done in the past, and it is something that should continue in the future, and it is obvious to him that the community supports it.

COMMISSIONER PEASE will be supporting this motion. She is not entirely comfortable with flinging the doors open to any PLI use. She noted this is surrounding by residential on two sides, and she wished there were some way to make sure that the residents are not subject in some future stage of development on this property to something much more intensive than this. She noted PLI by right uses allow such items as cemeteries, antennas, and towers. She indicated this is not a perfect fit, but appears to be the zoning that allows horse use. With regard to the spot zoning, she thinks the fact that there is a PLI horse use on Lot 1, and PLI on the Far North Bicentennial Park in Campbell Tract across the road should help to alleviate that concern. She noted there were a couple other points in favor. She was looking for community benefits under its current operations because of the soil and water conservation district. There is some environmental benefit, and as long as it remains a horse facility that can probably be expected as a continued community benefit. COMMISSIONER PEASE felt what came out in testimony, is it a centralized location for horse ownerships has community benefits compared to horses on small lots within residential areas where the Commission has heard ongoing concerns about are the buffers adequate, and is the manure and runoff a concern in well water areas and that sort of thing. She indicated there is also apparently a community benefit in terms of safety. She noted the Commission heard about the superior training and socializing of horses, children and families. There are several community benefits she was not aware of, but that came out in testimony. In the Recreation Plan for the Anchorage Bowl there is discussion that our large community areas should serve as economic engines; so that anticipates commercial type activity, and what better place than to have it right adjacent so the horses do not need to be trailered, and so horses and people can get maximum use out of the trails that have been developed in Far North Bicentennial Park.

COMMISSIONER ISHAM will be supporting this. His primary reason is the fact the Commission will be seeing this again as a conditional use, and at that point in time, the Commission can impose those limitations that are necessary.

COMMISSIONER PEASE was not convinced in looking at the record that there is a 35 year history of intensive use of parcel 32. She noted the Commission heard everything from 20 to 35 years.

CHAIR JONES will be supporting this motion. She noted the Commission certainly did have

overwhelming testimony in support of the continued use of the facility. She thanked all the young people brave enough to come forward and testify. She noted there is another benefit that has not been mentioned that this facility brings to the community in terms of the economic benefits that spin off from having this facility here rather than having those horses boarded out in the Mat-Su Valley, including feed, hay, straw and oats. She noted a lot of money is spent on the upkeep of those horses, and the veterinary care required. CHAIR JONES found another big benefit to the community at large is having an outlet for young people besides hanging out at the mall, or not having organized activities to be engaged in. She thinks a conditional use will afford adequate protection for the adjacent community.

AYE: Dean, Weddleton, Isham, Phelps, Jones, Pease, Parks
NAY: None

PASSED

2. **CASE: 2010-048**
PETITIONER: Municipality of Anchorage
REQUEST: Rezoning to R-11 Turnagain Arm district

CHAIR JONES noted a public hearing was previously held in this case on May 3, 2010, but was left open in order to put the Turngain Arm District Plan on the Municipal website for the public. The public hearing was continued on June 7, 2010 and closed. At that time the Commission took the following action:

Commissioner Phelps moved that Case 2010-048, Rezoning to R-11, Turnagain Arm District, be postponed to that date where the Commission has had the opportunity to review the entirety of the zoning of this area, and what that implies is there be no action taken this evening on the case before the Commission, rather that the administration initiate a rezoning of the area that is classified now as watershed, and bring that forward to the Commission at the earliest possible opportunity so the Commission can take action on the entirety. Commissioner Weddleton seconded.

MR. ROBINSON asked and the Commission clarified Case 2010-048 will remain on hold until the new case dealing with just the portions zoned watershed district is brought before the Commission. Both Case 2010-048 and the new case will appear on the same agenda for the Commission's action, and then both cases can go forward to the Assembly as a package.

MR. TOBISH noted that after the June public hearing was closed and the activities at that meeting, Staff determined the best course of action was to essentially start over and re-hear the entire case as one. Case 2010-048 was then re-noticed and re-advertised, and the area was re-signed creating a single case proposal for approximately 568 acres of all those 12 parcels inclusive of the three sections that were zoned watershed, and the proposed zoning for all those

PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING

DATE: September 13, 2010

CASE NO.: 2010-094

APPLICANT: Fredrick and Janet Wolfley, represented by Dan Bolles

REQUEST: Rezoning of approximately 4.3 acres (186,358 square feet) from R-1 (Single family residential) to PLI (Public land and institutions) to serve as a support area for a large animal facility.

LOCATION: Lot 32, Section 9, T12N, R3W

SITE ADDRESS: NSA. Property is adjacent to 4140 Lore Road

COMMUNITY COUNCIL: Abbott Loop

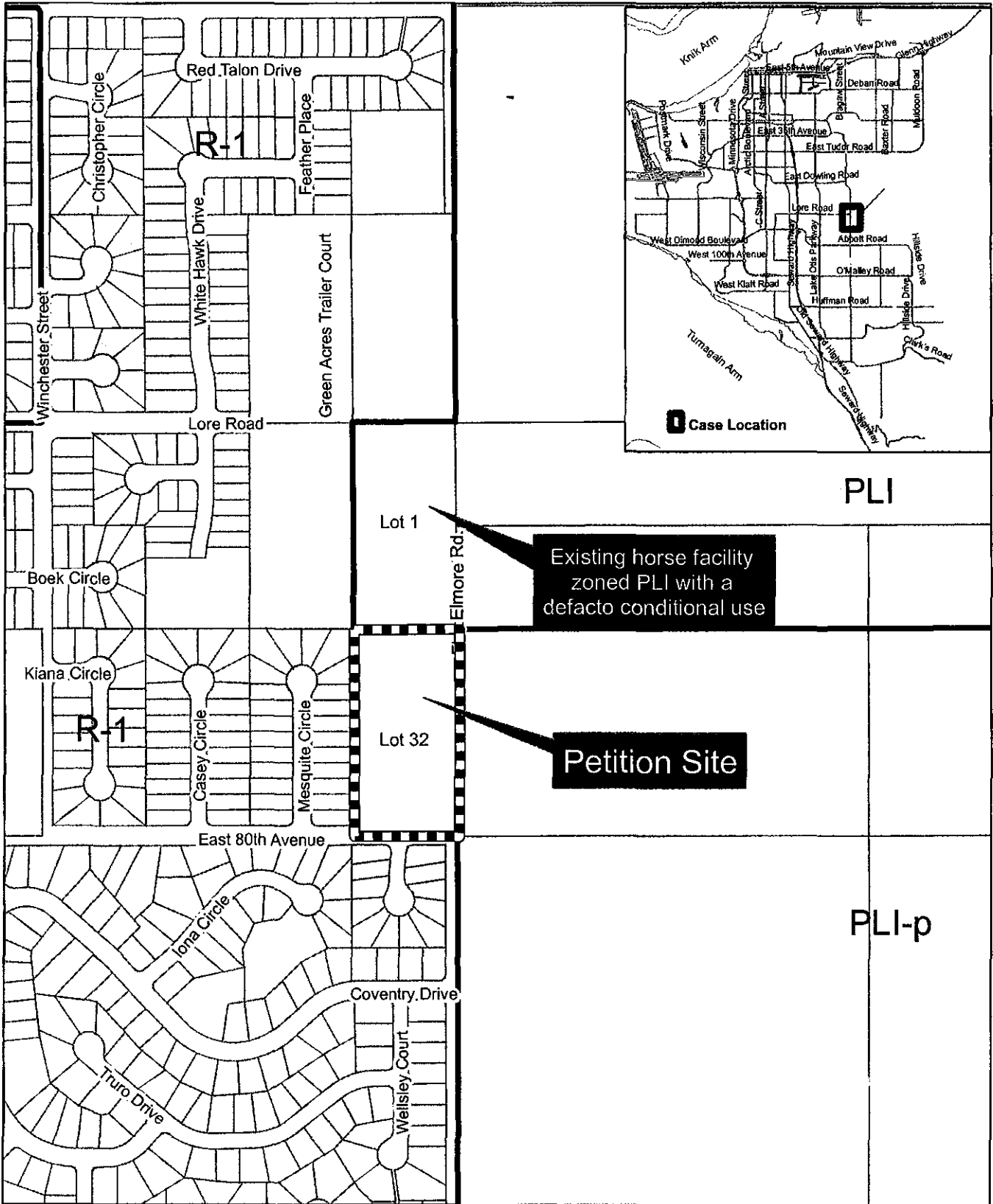
TAX NUMBER: 014-161-07

ATTACHMENTS:

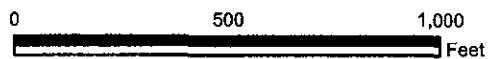
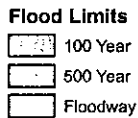
1. Zoning & Location Maps
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY: The use of the subject lot for horses and heavy equipment storage has been illegal since it began, due to the current R-1 zoning. The purpose of this rezone request is to make the uses legal in order to support the commercial horse boarding operation on the lot adjacent to the north. The requested rezoning application appears to be a spot zoning in that the request is essentially to the benefit of the applicant, and to the possible detriment of the neighbors. The subject property abuts a single family subdivision to the west and is across 80th Avenue from another

2010-094



Municipality of Anchorage
 Planning Department
 August 25, 2010



CURRENT

014

single family subdivision. Also, the request is not consistent with Anchorage 2020, the existing and proposed comprehensive plan land use maps indicate the area is for low to medium residential use.

DISCUSSION:

This application is for Lot 32 to be rezoned from R-1 to PLI so that Lot 32 may legally function as a support area (riding, training, etc.) for an existing large animal facility on Lot 1.

The large animal facility on Lot 1 is legal and is a de facto Conditional Use (CU). The use of horses and storage of heavy equipment on Lot 32 is not legal because of the current R-1 zoning. The Applicant acknowledges this and states the primary purpose of this rezone request is to legitimize Lot 32 to be used as a support area for the existing facility, commercial horse boarding, and riding on Lot 1. The owner was notified as part of his animal facility license renewal that the uses of horses and heavy equipment storage on Lot 32 are illegal in the R-1 district.

It is stated in the application that Lot 1 has been used for horses for 38 years, as early as 1972, and that Lot 32 has been used for horses as early as 1975. However, the first clear aerial photographic evidence of horses, at least as a large operation, on Lot 1 is 1983. The first evidence for the large scale use of horses on Lot 32 is 1993. Photos through 1990 do not appear to show any use other than single family home, with some out buildings, on lot 32.

Rezoning to PLI would allow "a public equestrian arena" as permitted principal use. However, as the stated purpose of the rezoning is to allow Lot 32 to be used as a support facility for the main equestrian facility on Lot 1, it appears the support facility use is not permitted and it will also be necessary to amend the de facto conditional use on Lot 1 to include Lot 32.

If the rezone is approved, Lot 32 could support up to 18 animals. That is based on the size of Lot 32 which is 186,000 square feet. One animal is allowed for every 10,000 square feet of lot size. More than 18 animals could be added by further amending the de facto CU. Heavy equipment storage on Lot 32, if not affiliated with the large animal facility on Lot 1, will not be made legal by a rezone or the CU.

Spot Zoning:

Were this parcel to be rezoned, it would meet the definition of a spot zoning. Courts consider many elements in determination of whether or not spot zoning will occur; among them:

1. The size of the parcel subject to the rezoning and the “logical-ness” of the zoning district boundary.
2. The zoning district prior to and after the rezoning action.
3. The existing zoning districts and uses on the adjacent properties.
4. The benefits and detriments to the landowner, neighboring property owners, and the community resulting from the rezoning.
5. The relationship between the zoning change and the local governments stated land use policies and objectives [e.g., in the Comprehensive Plan].

Element 1, the size of the parcel to be rezoned is a very relative issue. A large parcel is not automatically not a spot zoning and conversely, a small parcel is not automatically assumed to be a spot zone.

In elements 2 and 3, the intent is the measure of disparity in the situation comparing uses before and after the rezoning. If the changes in the proposed zone district, and the potential or allowable uses is great, then the more likely it is to be spot zoning. In this case the disparity between R-1, single family residential, versus PLI, Public Lands and Institutions is large. The chart on page 5 lists PLI uses. The owner of the property would be allowed to add up to 18 horses without any additional zoning review if the property is rezoned to PLI.

Element 4 is an evaluation of who benefits and who is harmed and what is the magnitude of the benefit and harm. If the benefit to the owner is great, then the benefit to the community must be real and substantial. Also the benefit must be tangible (number of jobs created, value to the community, etc), not just a matter of convenience to the owner. The presumed community benefit here is horse boarding, riding, and easy access to horse trails through a park. The negative to the community is that an expanded commercial horse operation will be adjacent to a single family subdivision. The major benefit to the owner is that an illegal use would be made legal. The negative to the owner is that he would

have to cease horse operations on Lot 32.

Element 5 is an evaluation of where and how the proposed rezoning fits into the overall community growth plan. In other words, how well does the proposal comply with the Comprehensive Plan? The Comprehensive Plan, the location, and traffic access indicate this area is well suited for residential development. Fill and public water and sewer would be required before residential uses could be developed. The current and proposed land use maps indicate low to medium residential use for this area.

21.40.020 PLI public lands and institutions district.

The following statement of intent and use regulations shall apply in the PLI district:

- A. Intent. The PLI district is intended to include areas of significant public open space, major public and quasi-public institutional uses and activities and land reserves for which a specific use or activity is not yet identified.
- B. Permitted principal uses and structures. Permitted principal uses and structures are as follows:
 - 2. Public recreation facilities, including public golf courses, playgrounds, playfields, public recreation centers, public equestrian arenas and the like.

The subject use and property do not meet the statement of intent of PLI. The use is a privately owned, commercial horse facility. The Chamberlin Equestrian Center at Ruth Arcand Park, for example, is a public facility, however you must be a member to use the facility. Memberships are paid yearly. Folks who wish to ride in the arenas without a membership pay a day use fee and sign all necessary release of liability forms. The trail system in the park is used by everyone and there is a Trail membership for those who only wish to ride the trails and want to support the center.

The Planning and Zoning Commission may wish to consider a recommendation for the R-6 district, residential, suburban large lot, as an alternative to PLI. The rezoning would still be for the purpose of making an illegal use legal, and may still be a spot zoning, but it will at least partially

comply with the letter of the law in the comprehensive plan regarding policy 14. In summary, policy 14 states:

Policy 14 Conservation of residential lands for housing is a community priority. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.

The rezone would remove approximately four acres, sufficient to plat at least 20 lots, from the R-1 inventory. The property is not within an adopted plan area. See the report section on Site Description and Proposal, below, for a more complete discussion of comprehensive plan policies.

SITE:

Acres: 4.3 acres (186,358 square feet)

Zoning: R-1 on the subject property, R-1 to the west and south, single family residential subdivisions; PLI to the north, the horse facility on Lot 1, and PLI to the east, State park.

Topography: Level

Existing Use: The property is largely vacant with an undeveloped class C wetland on the south end. A horse corral and riding arena, hay storage, horse trailer storage, and heavy construction related vehicles are all illegal uses currently located on the property.

Soils: Well and septic are used on the property.

COMPREHENSIVE PLAN:

Classification: The 1982 Plan indicates the area is residential with a projected density of 3 to 6 units per acre. The proposed land use map has the same designation for this property.

Density: Low to medium

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI	PLI	R-1	R-1
Land Use:	Commercial horse boarding	Park	Single family	Single family

PROPERTY HISTORY

5-17-73	Rezoning	Areawide zoning R-1
1953	Plat	Part of a BLM plat – the property has not been further subdivided

Applicable Zoning Regulations:

PLI District AMC 21.40.020	
Intent:	The PLI district is intended to include areas of significant public open space, major public and quasi-public institutional uses and activities and land reserves for which a specific use or activity is not yet identified.
Permitted Uses	<ol style="list-style-type: none"> 1. Parks, parkways and greenbelts, land reserves, open space and related facilities. 2. Public recreation facilities, including public golf courses, playgrounds, playfields, public recreation centers, <u>public equestrian arenas</u> and the like. 3. Zoos, museums, libraries, historic and cultural exhibits, and the like. 4. Educational institutions, including public, private or parochial academic schools, colleges and universities. 5. Cemeteries, subject to the standards set forth in <u>Section 21.50.140</u>. Human remains, other than cremated remains, may not be buried, entombed or interred, above or below ground, except in an approved cemetery. 6. Police and fire stations. 7. Convents, monasteries and administrative offices of religious organizations. 8. Headquarters and administrative offices of charitable and similar quasi-public organizations of a noncommercial nature. 9. Governmental office buildings. 10. Placer mining operations subject to a wastewater discharge permit issued by the state department of environmental conservation.

	<p align="center">PLI District AMC 21.40.020</p>
<p>Permitted accessory uses</p>	<p>11. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.</p> <p>12. Child care centers and child care homes.</p> <p>13. Ski towers and loading/offloading facilities.</p> <p>14. Public greenhouses and nurseries.</p> <p>15. Housing for the elderly.</p> <p>16. Social service facility.</p> <p>17. Antennas without tower structures, type 1, 2, 3, community interest and local interest towers and type 4 tower structures as specified in the supplementary district regulations.</p> <p>18. Temporary licensed commercial uses and associated temporary structures, for not more than 90 days total duration within a 12-month period. The temporary use may be in operation 90 continuous days or any combination of days in intermittent operation, as long as the 90-day total is not exceeded within the 12-month period. The use of construction trailers on an active construction project is exempt from this subsection.</p> <p>19. Adult care facilities with 16 or more persons.</p> <p>20. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height."</p> <p>21. Public health and safety laboratory.</p> <p>1. Crematoriums and mausoleums as accessory uses to permitted cemeteries.</p> <p>2. Uses and structures which are necessary or desirable adjuncts to permitted principal uses and structures, where such accessory uses and structures are under the management or control of the organization or agency responsible for the permitted principal use or structure.</p> <p>3. Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner</p>

	PLI District AMC 21.40.020
	<p>that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be:</p> <ol style="list-style-type: none"> a. At least 25 feet from any lot line not in common ownership; b. Oriented with entrances facing away from adjacent property; c. Placed at least eight feet above ground level; or d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions. <p>No more than four hives shall be placed on lots smaller than 10,000 square feet.</p> <ol style="list-style-type: none"> 4. Antennas without tower structures, type 1, 2, 3, community interest and local interest towers and type 4 tower structures as specified in the supplementary district regulations. 5. <u>Large domestic animal facilities on sites 40,000 square feet or larger, subject to supplementary district standards.</u>
<p>Conditional Uses:</p>	<ol style="list-style-type: none"> 1. Natural resource extraction, except for placer mining operations, on tracts of not less than five acres. 2. Community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use. 3. Commercial recreational uses, including commercial and residential uses associated with such commercial recreation uses, for a period of time to be determined by the planning and zoning commission. 4. Vocational schools, trade schools, manual training centers and the like. 5. Correctional institutions, reformatories and the like. 6. Habilitative care facilities. 7. Governmental service shops, maintenance and repair centers and equipment storage yards. 8. Off-street parking spaces or structures. 9. Landfills, including areas for the disposal of building and organic material, solid waste processing and transfer facilities, and incinerator facilities. 10. Animal control shelters. 11. Heliports, airstrips and airports, and uses directly related to or within the area occupied by such facilities. 12. Utility and transportation facilities. 13. <u>Large domestic animal facilities in excess of the standards established in 21.45.350C.</u>

	PLI District AMC 21.40.020
	<p>14. Motorized sports facilities.</p> <p>15. Snow disposal sites.</p> <p>16. Health care facilities with 16 or more persons and health services.</p> <p>17. Homeless and transient shelters.</p> <p>18. Correctional community residential centers.</p> <p>19. Dormitories.</p> <p>20. Large residential care facilities.</p> <p>21. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.</p> <p>22. Hotels. When located on the campus of, and associated with, an educational program of an accredited college/university offering undergraduate and postgraduate degrees, or on the campus of a "general acute-care" hospital, as defined in 7 AAC 12.105(a).</p> <p>a. When associated with the college/university, hotel uses shall demonstrate to the approving authority at the time of conditional use application that the hotel use is intended to have a permanent and significant programmatic affiliation with an academic use.</p> <p>b. When associated with a hospital, hotel uses shall demonstrate to the approving authority at the time of application that the hotel use is specifically designed for and situated in proximity to the hospital for the use by hospital patrons and their families.</p> <p>c. If the college/university or hospital is included in an overlay district, a master development plan, or similar management plan, the hotel shall be subject to the same development standards and design criteria contained in the plan or overlay district.</p> <p>23. Shooting range, outdoor.</p> <p>24. Public safety facility.</p>
Height limitation:	Unrestricted except exceeding 35 ft must increase

	PLI District AMC 21.40.020
	yard setback 1ft for 1.5 ft height
Minimum lot size:	Width – 100 feet Area – 15,000 square feet
Yard setbacks:	
Front	Greater of: 25 ft or the requirement of the abutting district
Side	Minimum 25 ft or not less than the abutting district
Rear	Minimum 30 ft or not less than the abutting district
Lot Coverage:	35 percent
Landscaping	Visual enhancement for all areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations.

SITE DESCRIPTION AND PROPOSAL:

The property is located on the west side of Elmore Road and north of 80th Avenue. Single family residential subdivisions are located the north, south and west of the subject property. To the east side of Elmore are several large Federal and Municipal tracts, undeveloped and generally used for trails. They are zoned PLI.

The subject property, Lot 32, is relatively level, rectangular-ly shaped lot of 4.3 acres. The lot does not currently have public water and sewer service on site, but lines are available in the right of way. There is a developable class C wetland on south one-third of the property and a stream on the northeast corner of the property. Most of the property was cleared between 1990 and 1993 and is used for commercial horse riding, equipment storage, both illegal uses in the R1 district.

The rezoning proposal is to change Lot 32 from R-1 to PLI so that the lot can be legally used for a horse facility. A “public equestrian arena” per AMC 21.40.020 B.2. is allowed by-right in PLI. However, the applicant states the use on Lot 32 will be in support of the large animal facility on Lot 1 adjacent to the north. No other specific uses are proposed, just that Lot 32 will be a support area for the facility on Lot 1. As a support facility

for the main facility on Lot 1, it does not appear that the use on Lot 32 is permitted.

It is also not clear that the property will meet the definition of public. The property is currently posted that it is “not open to the public,” and appears to be a privately owned and operated commercial horse facility. In order for the uses on Lot 32 to be made legal, it will be necessary after the rezone to amend the de facto CU on Lot 1 and include Lot 32 in the CU.

If the rezone is approved and the existing CU is amended, additional horses and associated large animal facilities could be added to the property.

The following goals and policies from the comprehensive plan are applicable:

In support of the application:

Policy 45 connect local activity centers... schools, parks, trails, etc.

The property is directly across Elmore Road from parks and trails and there is a trail along Elmore.

Policy 50 healthy, mature trees and forested areas shall be retained as much as possible.

More trees will be cleared if the property is developed as single family residential lots. Under the CU for a horse facility, large buffers can be required.

Not in support of the application:

Policy 5 Rezones shall be compatible in scale with adjacent uses...

The surrounding neighborhoods consist generally of single family homes on standard sized lots. The proposed use is a large, commercial equestrian facility.

Policy 7 Avoid incompatible uses adjoining one another.

The proposed use would extend the horse facility to the south, which is an area adjacent to single family homes.

Policy 14 Conservation of residential lands for housing is a community priority. No regulatory action under Title 21 shall result

in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.

The rezone would remove approximately four acres, sufficient to plat at least 20 lots, from the R-1 inventory. The property is not within an adopted plan area.

FINDINGS:

21.20.090 Standards for Approval – Zoning map Amendments.

A. Conformance to the Comprehensive Plan.

The standard is not met.

The area is shown in the 1982 Plan as low to medium density, 3 to 6 units per acre, residential. There is no designation in the 2020 Plan.

B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:

1. The effect of development under the amendment, and the cumulative effect of similar development, on the surrounding neighborhood, the general area and the community; including but not limited to the environment, transportation, public services and facilities, and land use patterns, and the degree to which special limitations will mitigate any adverse effects.

The Standard is not met.

Environment and Land Use Patterns

Streams and wetlands are near and on the property. Public water and sewer are available, but do not currently serve the property. There are existing and planned trails in the vicinity.

The current land use pattern is low to medium density residential. West of Elmore Road, the land use pattern is mostly small lot, single family development. The existing zoning districts are R-1 and R-5. East of Elmore are several large, government owned tracts, zoned PLI.

Transportation/Drainage

Drainage has not been addressed. This is often an issue as large amounts of animal waste may be involved. An animal waste storage and removal plan is needed. Specifics will be resolved during permitting. Transportation is not an issue at this time, the Fire Department will rule on the adequacy of secondary access to Lot 32.

Public Services and Facilities

Utilities are available to the site, but will not be needed based on the proposed uses.

Special Limitations

The applicant has not offered any special limitations.

2. The supply of land in the economically relevant area that is in the use district to be applied by the zoning request or in similar use districts, in relationship to the demand for that land.

Land in the area west of Elmore Road is zoned residential. There are large tracts of Federal, State and Municipal owned PLI lands to the east of Elmore.

3. The time when development probably would occur under the amendment, given the availability of public services and facilities, and the relationship of supply to demand found under paragraph 2 above.

Public facilities are in place. The applicant states the use is already occurring.

4. The effect of the amendment on the distribution of land uses and residential densities specified in the Comprehensive Plan, and whether the proposed amendment furthers the allocation of uses and residential densities in accordance with the goals and policies of the Plan.

The rezoning will remove 4 acres from the residential category.

COMMUNITY AND COMMUNITY COUNCIL COMMENTS

On August 18, 2010, there were 92 public hearing notices mailed. As of August 31, no responses had been returned.


DEPARTMENT RECOMMENDATION:

The proposed PLI rezoning of the approximately 4.3 acres is not substantially in conformance with the intent of the Comprehensive Plan, it does not comply with policies 5, 7, 14; it does not meet the intent of the PLI zone; and the use is not compatible with the surrounding zoning districts and uses.

Should the Commission find that the standards for a zoning map amendment have been met, the Department recommends the rezone subject to the following effective clause:

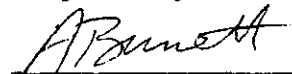
The rezoning shall become effective when the applicant has obtained an amendment to the conditional use for a large domestic animal facility on Lot 1 to include Lot 32.

Reviewed by:



Jerry T. Weaver, Jr.
Director

Prepared by:



Alfred Barrett
Senior Planner

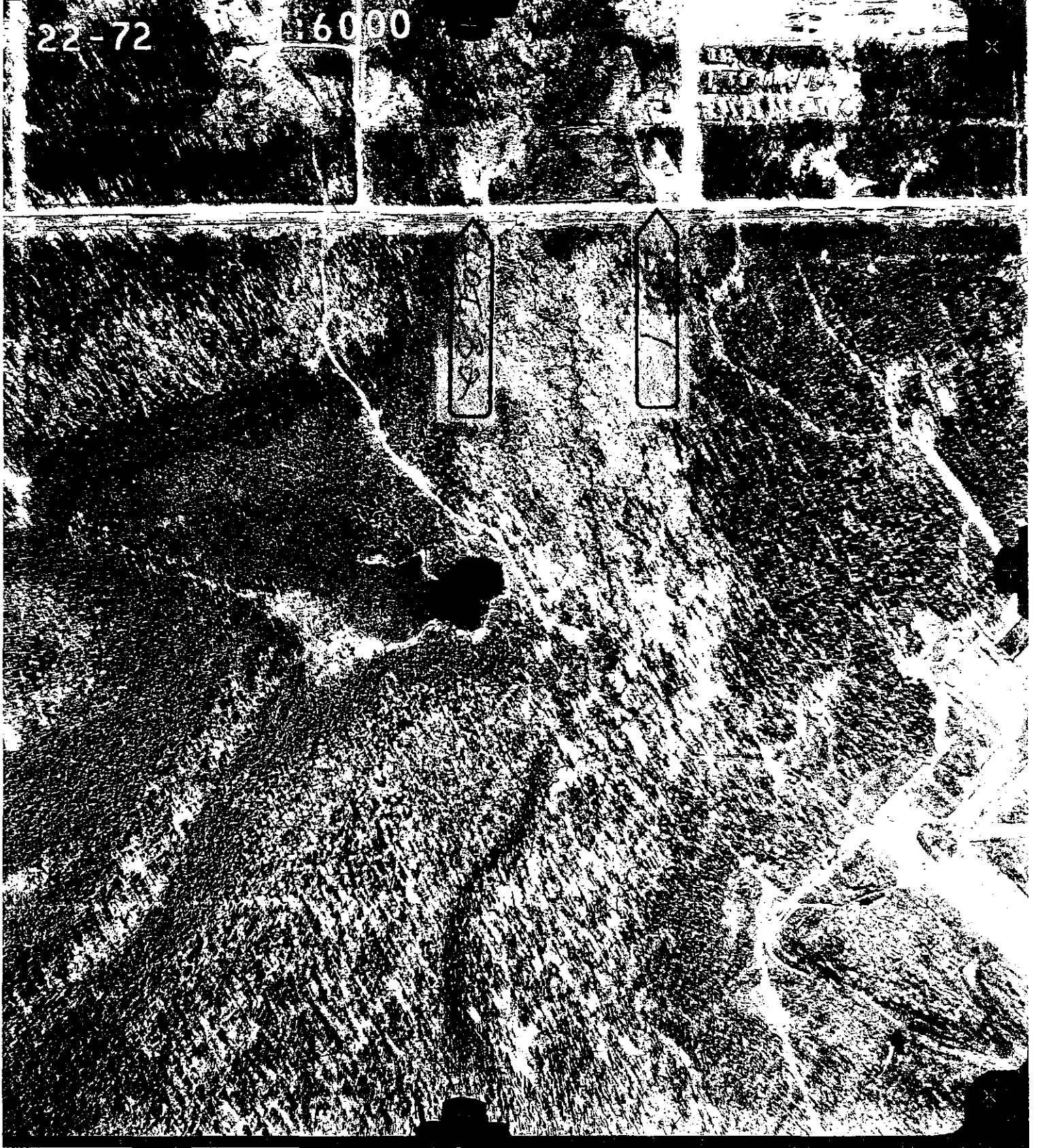
(Case No. 2010-094) (Tax Parcel #014-161-07)

2

HISTORICAL MAPS AND AS-BUILTS

22-72

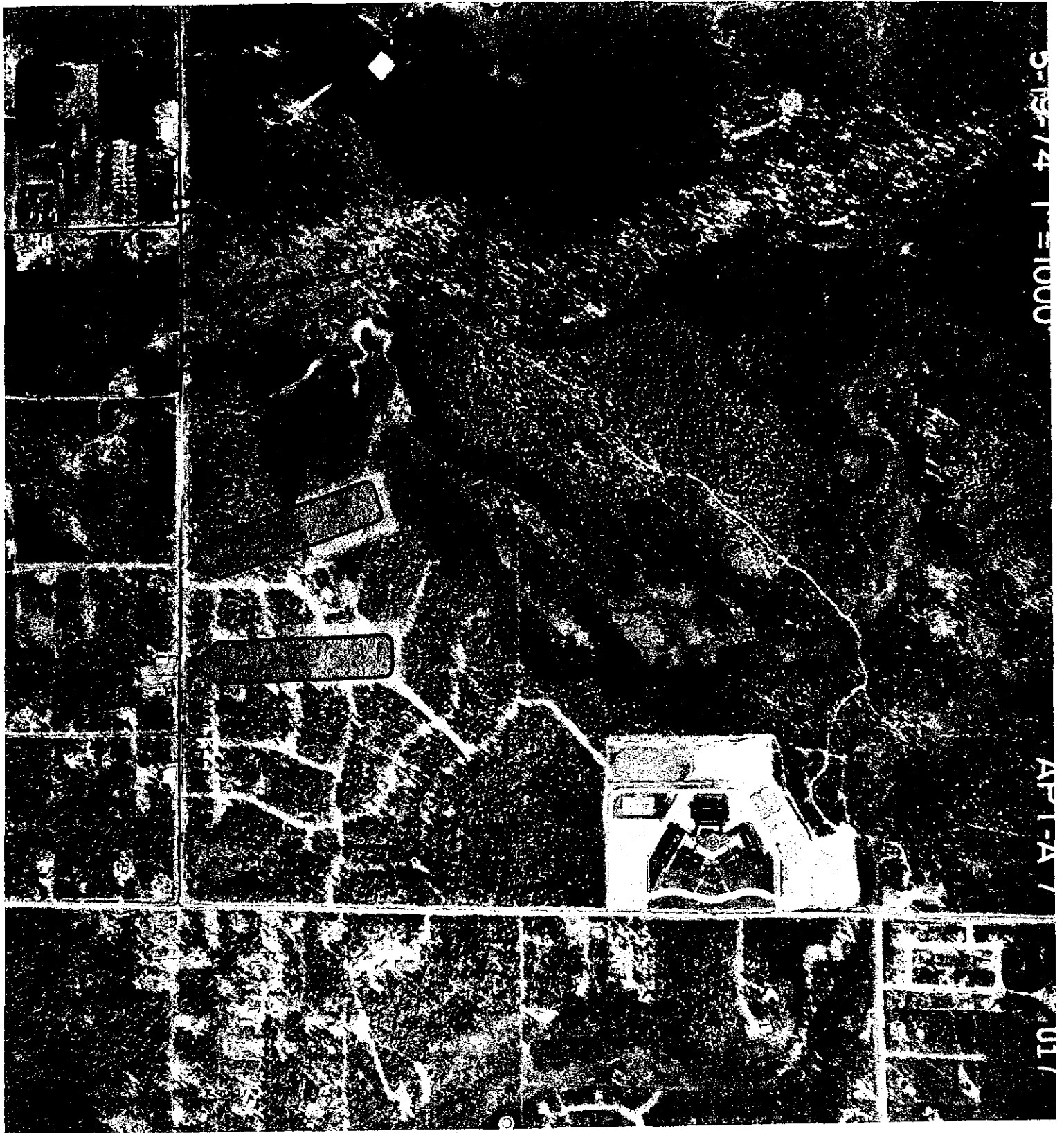
6000



1972

run on north, some clearing
no obvious rising area or
coral

run on south, some cut bldg.
no horse evidence 029



1974

Same as 72

1983

houses
evident on north lot
Some clearing on south - no houses





0

1

2

3

4

5

6

7

8

9

10

11

12

12

10-5-7

1990

Same or north as 83
032
South - evidence of riding area

1993

usual for
some houses, riding
area, and
vehicle storage on
south lot.

5-16-93

1=500

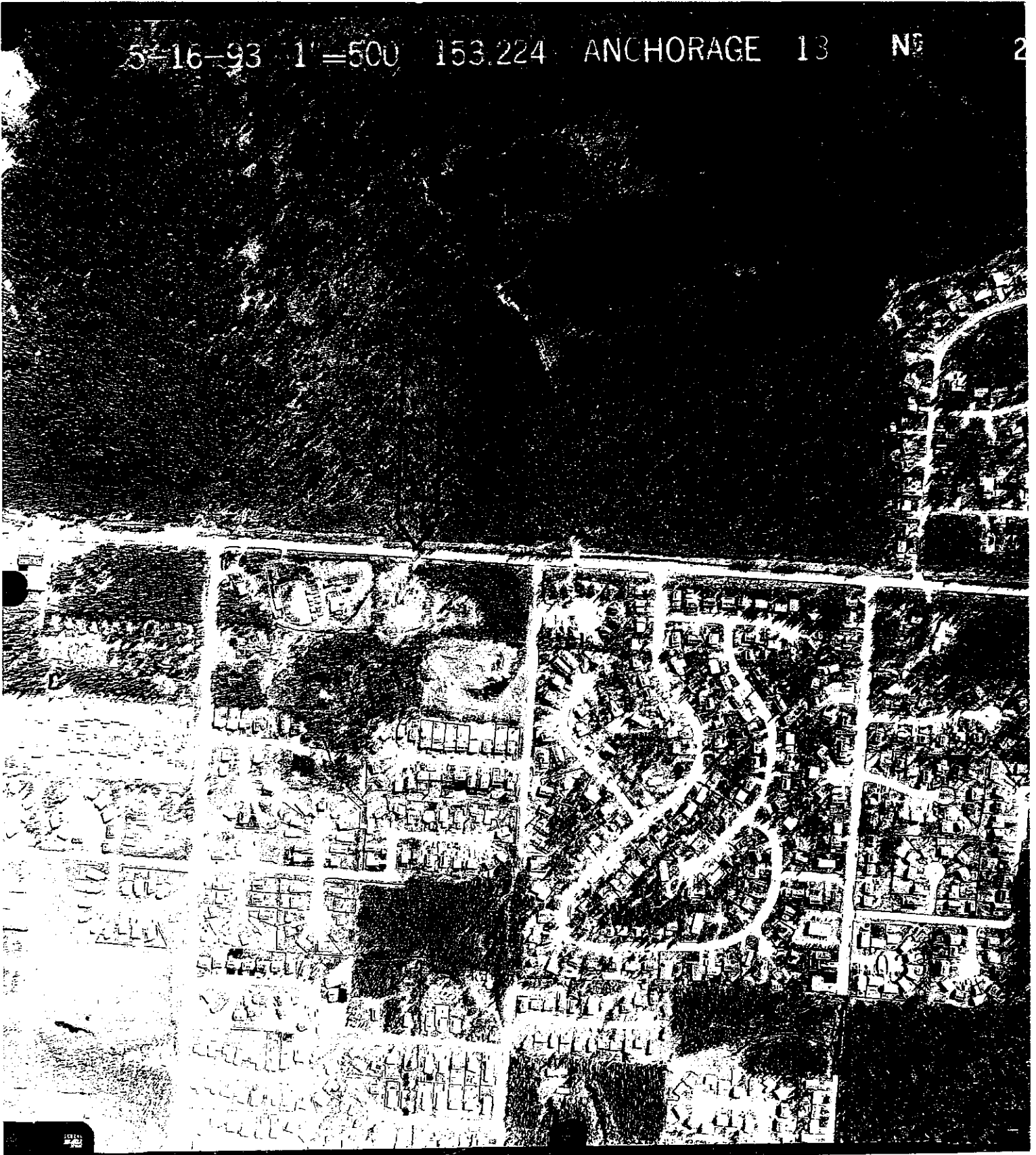
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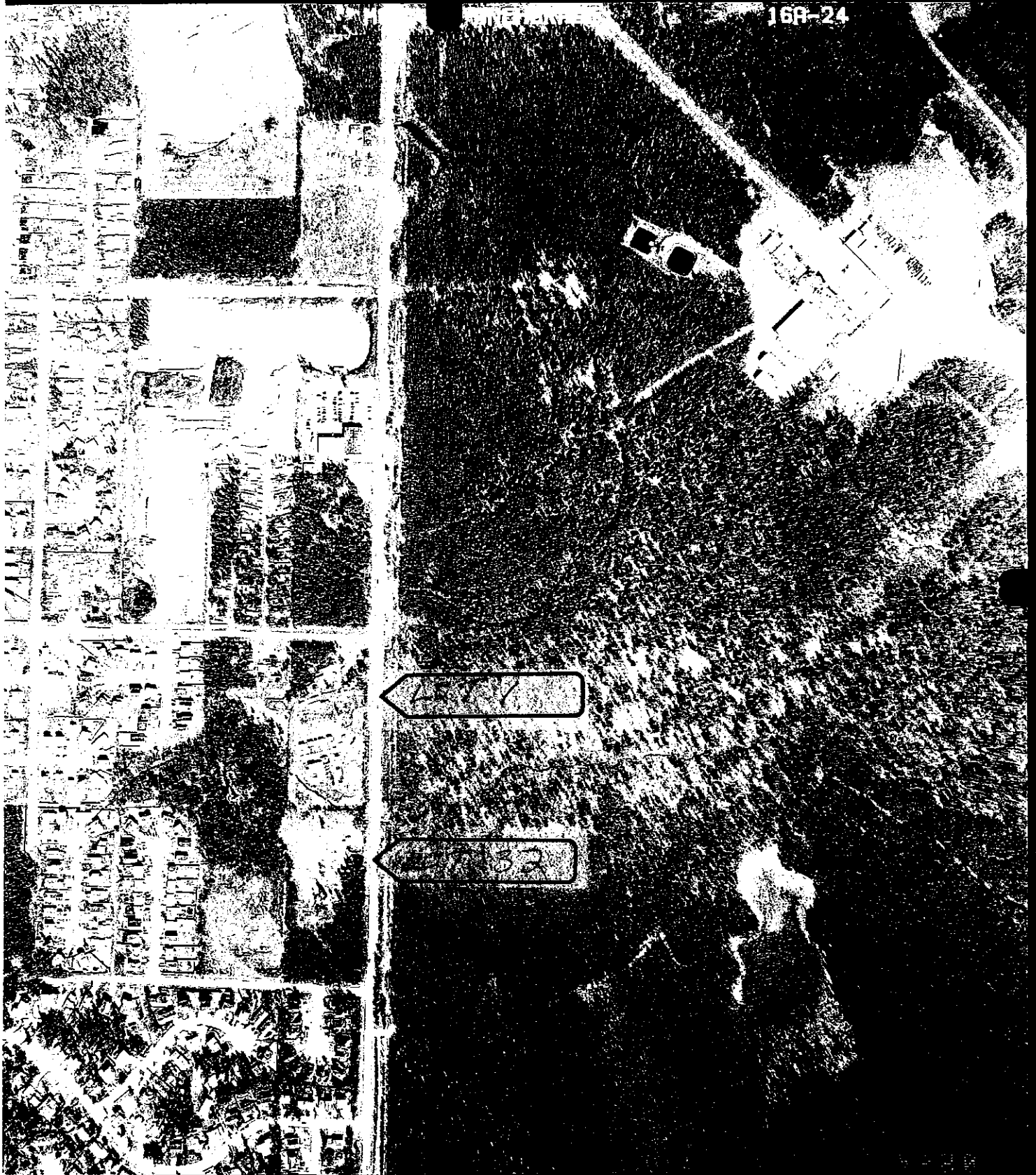
ANCHORAGE

13

NE

2





16A-24



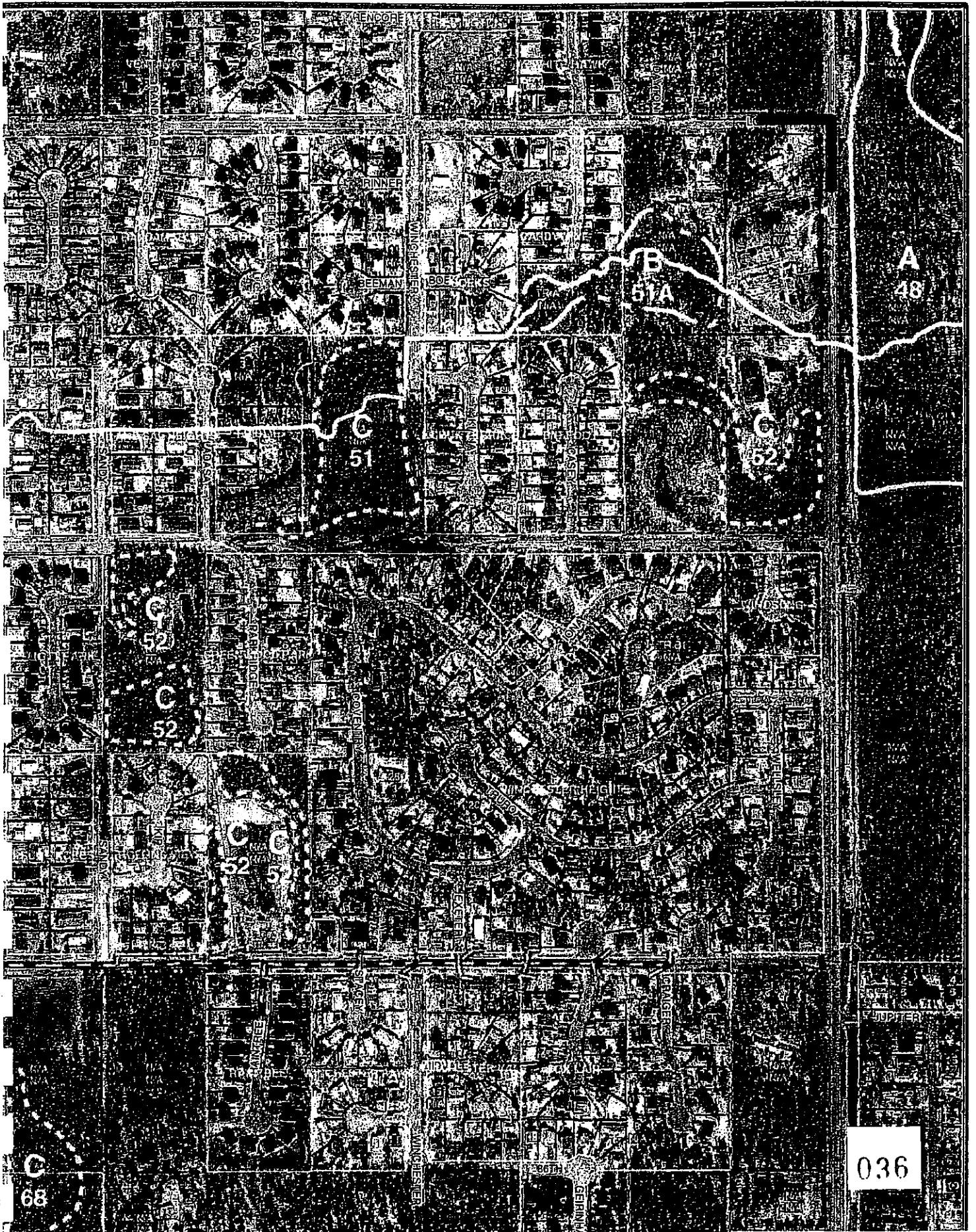
1997

zone
at 9334

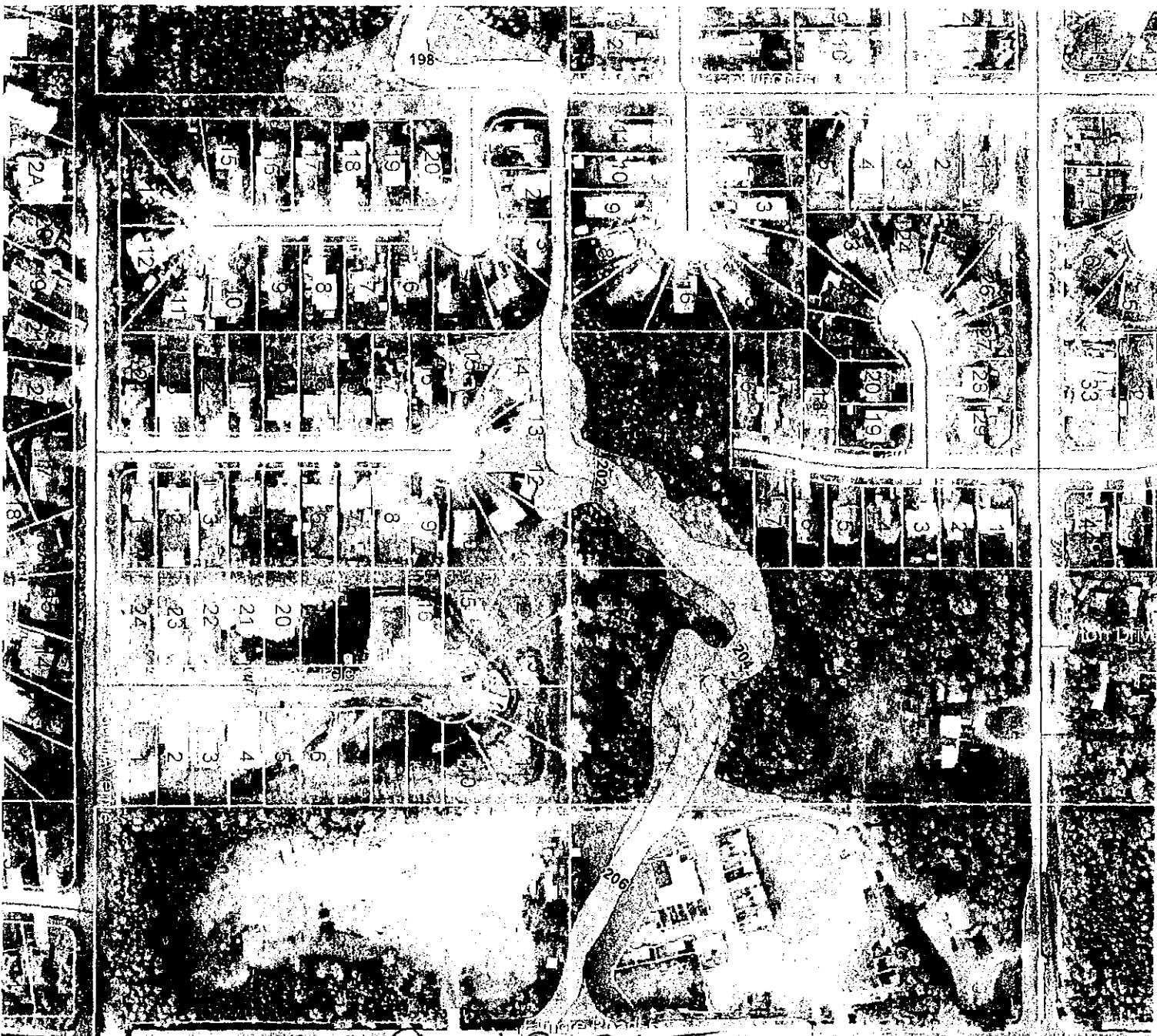
CURRENT

035

Current



198

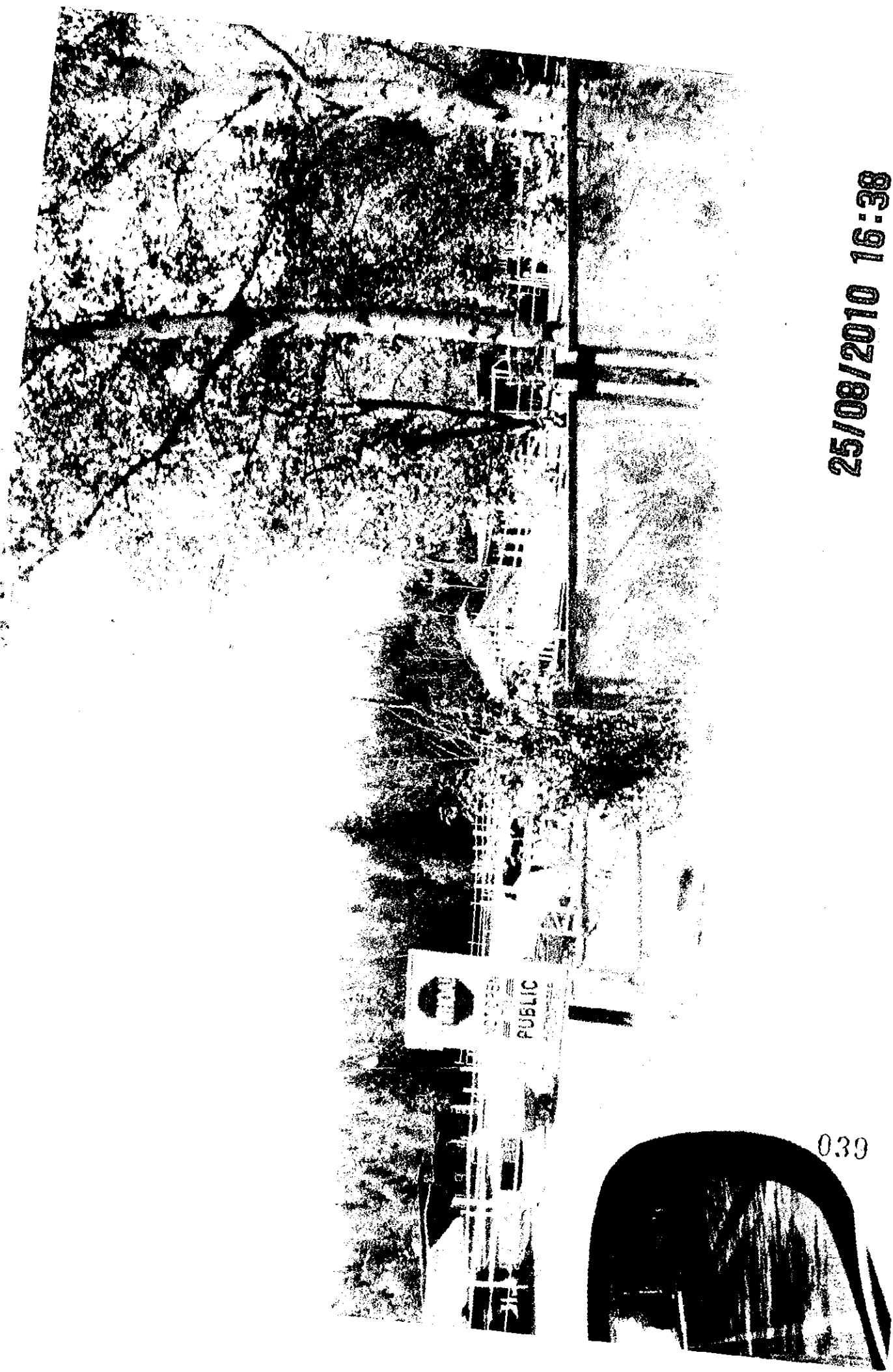


CURRENT

037



09/08/2010 09:53



25/08/2010 16:38

039



19/08/2010 09:50



19/08/2010 09 42



19/08/2010 09:52

25

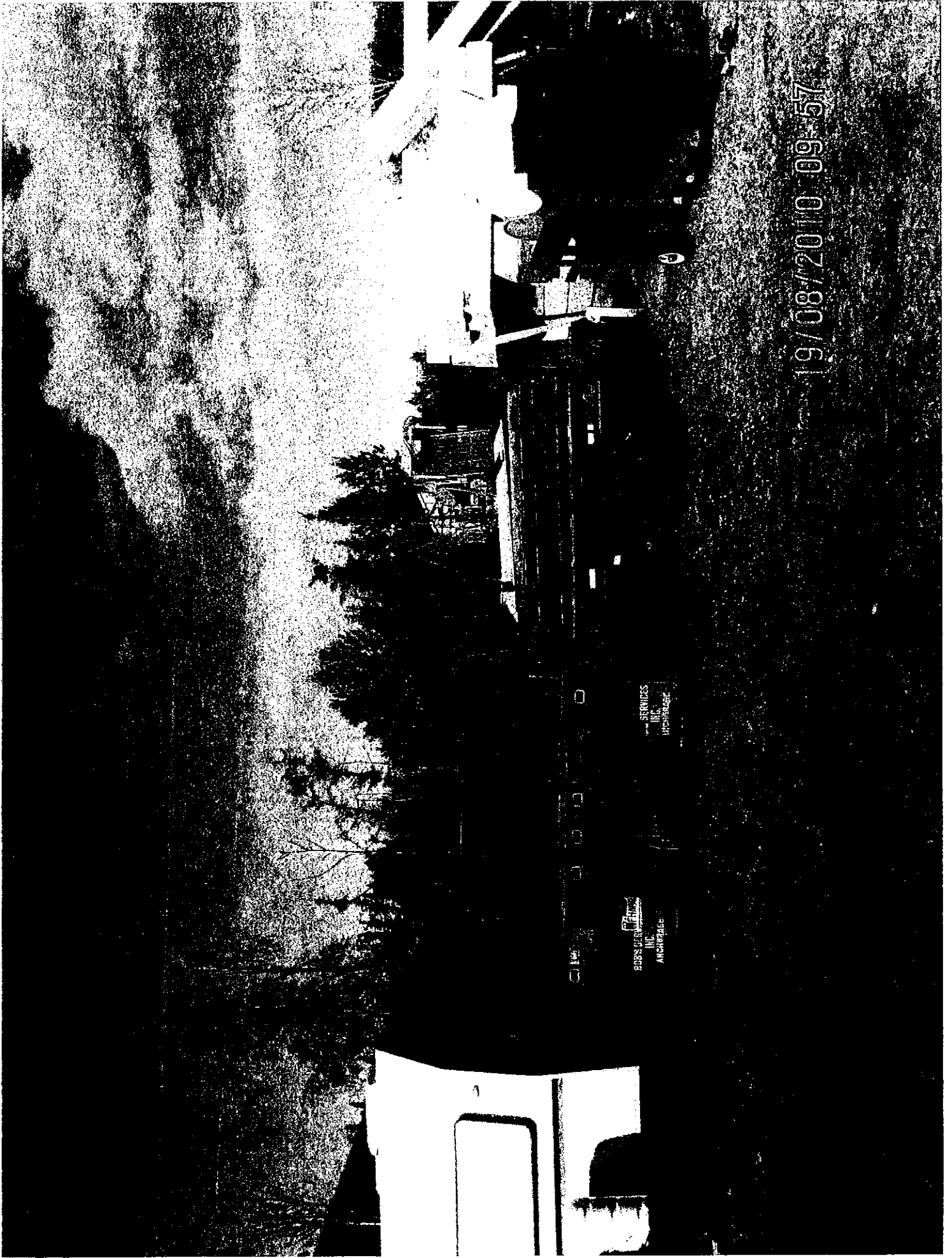
25

25

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19/08/2010 09:57

3

DEPARTMENTAL

COMMENTS

2010-094

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Phone: 907-343-8301
Fax: 907-343-8200

Mayor Dan Sullivan

June 21, 2010

Fred Wolfley
4140 Lore Road
Anchorage, AK 99507

Dear Mr. Wolfley:

My name is Dave Whitfield and I am a Land Use Plan Reviewer for the Municipality of Anchorage, Land Use Review Division. I recently conducted an inspection of your property legally described as T12N, R3W, Section 9, Lot 32 in conjunction with your animal facility license.

While conducting the inspection, I observed a land use violation. The property described above is zoned R-1, single family residential district. The R-1 district does not permit large domestic animal facilities as a principal use. Thus, the use of the above mentioned property as a large domestic animal facility is in violation of Anchorage Municipal Code 21.40.030 (B).

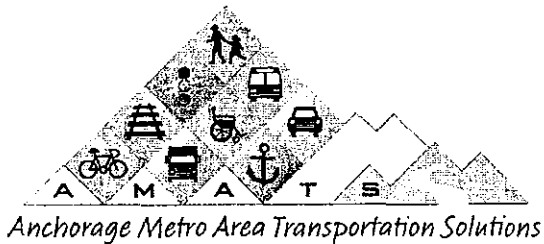
If you'd like to continue to use this lot to support your large domestic animal facility, you'll need to re-zone to a district where this use is permitted.

If you would like to discuss this matter further, please feel free to contact me at 343-8329, or at my e-mail address: whitfielddr@muni.org.

Sincerely,

Dave Whitfield
Land Use Plan Reviewer

046



MUNICIPALITY OF ANCHORAGE
Traffic Department, *Transportation Planning Division*
Non-Motorized Transportation Coordinator
Planning & Development Center, 4700 Elmore Road
P. O. Box 196650, Anchorage, AK 99519-6650
voice (907) 343-8368, facsimile (907) 249-7806
e-mail: schanchele@muni.org

DATE: August 12, 2010
TO: Angela Chambers, Platting Officer
FROM: Lori Schanche, Non-Motorized Transportation Coordinator
SUBJECT: Case No. 2010-94
F-Bar-J Ranch

This comment is to respond to the narrative that states this property is adjacent to existing trails and Far North Bicentennial Park hence it should be granted PLI status.

There are quite a few trails in the park(see attached map), but the only direct access to get to trails in the park is along paved pathways that are primarily used by pedestrians and bicyclists. The Elmore Road project constructed an unpaved equestrian style pathway on the east side of Elmore Road, but this path extends from Abbott Road to Abbott Loop Park, which is south of this property, not adjacent to this facility. An equestrian would have to cross Elmore Road at the Lore Rd. traffic light, then travel along a concrete sidewalk with traffic on one side and a concrete wall on the other side to reach an existing gravel trail suitable for equestrians.

We are unsure why this private property should be rezoned as Public Lands and Institutions. At each entry to the property there are signs noting 'Private Property'. Public facilities are usually open to all not by special invitation.

Whether this becomes PLI or not, we request buffer landscaping to screen the existing and proposed residential. Currently there are vehicles stored right up to the property line of Lot 32, adjacent to the residential to the west of the site. It appears some additional ranch type machinery is now being stored off of Mesquite Circle although it is hard to tell who is the owner of this equipment.

These groomed trails and maintains over 100 kilometers of trails in the Anchorage bowl. It is YOUR donation and effort that makes these trails a reality. NSAA maintains and grooms the trails at Kincaid Park, North Bicentennial Park, Bartlett High School and UAA (Mahaffey) trails. The program is entirely dependent on your voluntary contributions. We need the support of all users to make this excellent program successful. For more information on how to obtain your membership contact the NSAA office at 907-276-7609

Our NSAA Grooming Hot Line 907-248-6667 provides trail conditions, location and time of trail of the week and other events of interest. Website: www.anchoragenordicski.com

NORTH BICENTENNIAL PARK

The Hillside Park ski trail system was established in 1971. A small group of Nordic Ski Club members, realizing the need of trails for sports enthusiasts at the Service-Hanshew School complex, designed 5 km of trails on lands adjacent to the school. Members from the Nordic Ski Club completed a 5 km but unusable 5 km trail in time for the 1971-72 season. In 1972 the present Richter and BLM loops were added and the original 5 km of trail was modified. After the forest fire of 1974, which burned over most of the west half of the trail system, the original 5 km trail was further modified.

On Ryan's Hill, where spectators gathered to watch the fun, was deleted from the system. In 1978, the Municipality provided funds for widening, lighting, and lighting 2.5 km of the original trail, creating the Hillside Lighted Loop. In 1985 NSAA, responding to the growing need for additional recreational and racing trails, designed and constructed the 5 km Spencer Loop. In 1993 the Besh Loop, through a park bond, added an additional lighted trail to the original 5 km Hillside Loop. In 1995 the Junior Nordic League funded a lighted loop connecting the Hillside Loop to Service High School.



TRAIL MAP LEGEND

ROSS COUNTRY SKI TRAILS ONLY
Use no feet, paws or hooves

- Novice
- Intermediate
- Advanced

- Multi-use
- Multi-use/Skiing
- Dog Mushing





Photo is looking east from an empty lot at Mesquite Circle towards vehicles parked at the F-Bar-J Ranch, and equipment.

Cc: Craig Lyon, AMATS

Gollihugh, Danielle S.

From: Tremont, David J.
Sent: Thursday, August 19, 2010 6:20 PM
To: Gollihugh, Danielle S.
Cc: Tobish, Thede G.; McConnell, Erika B.; Davis, Tom G.; Keesecker, Karen M.
Subject: Comments on 9-13-10 Zoning Cases

Following are the Physical Planning Division's comments on two zoning cases which are scheduled to be heard on September 13, 2010.

Thank you.

David Tremont
Senior Planner
Planning Department
Municipality of Anchorage
343-7915
tremontdj@muni.org

RECEIVED

AUG 23 2010

Municipality of Anchorage
Zoning Division

Case #2010-94

Rezoning from R-1 to PLI (Wolfley large domestic animal facility)

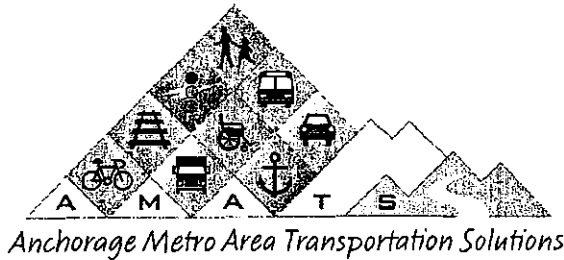
This is a proposed rezoning from an R-1 (single family residential) district to PLI (public lands and institutions) district to allow an expansion of a large domestic animal facility. According to policy #14 of the *Anchorage 2020 – Anchorage Bowl Comprehensive Plan*, no regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan. Since this case represents the loss of residentially zoned land for the expansion of a commercial use, and since there is not an adopted plan in place which supports the commercial use, the proposed rezoning is inconsistent with a major policy of the comprehensive plan. For this reason, the Division would not support the proposed rezoning.

However, if the decision is made to allow a rezoning to PLI, the Division recommends that it be subject to a conditional use to address the mitigation of impacts associated with a large domestic animal facility adjoining a residential subdivision. These issues would include but not be limited to: screening landscaping along the western boundary of the site; perimeter landscaping on the southern and eastern boundaries, Class C wetlands on the southern portion of the site; site drainage; maintenance of the stream protection setback on the property, screening of waste receptacles, waste disposal, hours of operation, odors and dust impacts, lighting, access and parking, and overall site landscaping.

Case #2010-100

Amending a Master Plan (APU)

A primary goal of the U-Med Framework Master Plan is to enable activities and uses in the campus district to continue to grow without conflicting with one another, or eroding the natural environment that is such an important part of the District's character. In reviewing the draft land use map of the APU Master Plan against the adopted U-Med Plan, it is evident that a fairly large amount of the area designated for preservation or open space in the U-Med Plan are re-designated in the APU Master Plan as long-term endowment lands. While the latter plan indicates that these lands are not likely to be developed in the short-term due to wetlands, poorer soils, topography, and lack of access and utilities, it also states that an access road could open up these lands and site planning would address natural features and trails. This re-designation of



MUNICIPALITY OF ANCHORAGE
Transportation Planning Division
Planning & Development Center, 4700 Elmore Road
P.O. Box 196650, Anchorage, AK 99519-6650
voice (907) 343-7994, facsimile (907) 343-7998
e-mail: BrewerTM@muni.org

RECEIVED

AUG 03 2010

Municipality of Anchorage
Zoning Division

TO: Department of Planning
FROM: Teresa Brewer, Associate Planner
DATE: 3 August, 2010
RE: Rezoning from R-1 to PLI, Lot 32, Case No. 2010-094, Agency review comments

1. Rezoning from R-1 to PLI

A. No objection to the rezoning subject to approval by the Planning Department and the Traffic Engineer. Since Elmore Drive is a State owned and State maintained facility at this location, the applicant is encouraged to coordinate these efforts with the ADOT&PF. Any future or additional driveway access/egress point(s) onto Elmore Road is not recommended and would require a driveway permit from ADOT&PF.

B. Transportation Plans & Policies: Note that the subject property may be subject to the following transportation policies:

Anchorage Bowl 2025 Long-Range Transportation Plan (Adopted September 2005, revised April 2007; AO 2005-115).

Goal#4, page 17: Optimize Community Connectivity - Establish community connectivity with safe, convenient, year-round auto and non-auto travel routes within and between neighborhoods, commercial centers, and public facilities.

Anchorage 2020 Comprehensive Plan (adopted February 20, 2001 AO 200-119S). If any development on the subject property occurs then:

Policy#35, page 79: Major new residential, commercial, industrial, and institutional developments shall be assessed for traffic impacts such as congestion and air pollution.

Policy#55, page 83: Provide pedestrian and trail connections within and between residential subdivisions in new plats, including replats.

C. Official Streets and Highways Plan (OS&HP): The OS&HP shows Elmore Road as a Class II Minor Arterial at this location, which requires a minimum rights-of-way of 80 feet. Lore Road is designated as a neighborhood collector and requires a minimum rights-of-way of 60 feet. E. 80th Avenue is not identified in the OS&HP and therefore is designated as a local road.

051



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

RECEIVED

DATE: August 17, 2010
TO: Angela Chambers, Acting Division Manager, Zoning and Planning
Division
FROM: Leland R. Coop, Associate Traffic Engineer
SUBJECT: Traffic Engineering Comments for September 3, 2010 Planning and
Zoning Commission

2010-094 Rezone from R-1 to PLI, Fred and Janet Wolfley

The Traffic Department has no objection to the rezone; however if current use ever changes, an analysis will be required to ensure there will be no impacts to the surrounding road system by the new use.

2010-100 APU Master Plan Amendment and Parking Variance

Traffic has the following comments:

1. The maximum number of students which would be able to fill the existing facilities should be included in the report. This will help determine if there is room for growth with the existing facilities which may affect required number of parking spaces required.
2. The report states there are currently 923 spaces available but the parking variance is for 867. The report should explain why the variance is not for the 923 currently available.
3. Any new construction would require a case by case analysis of parking needs and may require additional parking to be provided.
4. While 1:450 parking spaces per square feet is used for current calculations, this ratio may be different for future needs and analysis.

2010-048 Rezoning to R-11 Turnagain Arm District

Traffic has no comment.

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Private Development

Comments to Miscellaneous Planning and Zoning Applications

DATE: August 23, 2010
TO: Angela Chambers, Manager, Zoning and Platting
FROM: Sharen Walsh, P.E.
Private Development Plan Review Engineer
SUBJECT: Comments for Planning & Zoning Commission Public Hearing date:
September 13, 2010

RECEIVED

AUG 24 2010

Municipality of Anchorage
Development Services Division

Case 2010-048 – Rezoning to R-11 Turnagain Arm District

Private Development has no objection to the proposed rezoning.

Case 2010-094 – Rezoning to PLI Public Lands and Institutions District

Private Development has no objection to the proposed rezoning.

Case 2010-100 – Amending a Master Plan PLI Public Lands and Institutions district

Section 2.3.4 – **Parking** – Private Development has an active subdivision agreement for improvements to the sidewalk and lighting system along the south side of University Lake Drive. This includes a requirement to install a temporary paved turnaround just past the entrance to the new hotel. The turnaround was constructed in 2009, though it has not yet been accepted for maintenance by the Municipality. It's primary purpose is to accommodate emergency and maintenance vehicles. It is signed as a fire lane and is legally off-limits for parking. Unfortunately, drivers of vehicles accessing the off-leash dog park just beyond the turnaround continually park within it. This has proven to be a chronic problem – preventing the intended use, jeopardizing emergency service response and limiting the ability of street maintenance crews to provide adequate snow removal. The plan should recognize and discuss this problem.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

AUG 18 2010

DATE: August 16, 2010
TO: Jerry Weaver, Zoning Division Administrator, Planning Department
FROM: Paul Hatcher, Engineering Technician III, AWWU PHH
SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing September 13, 2010
Agency Comments due August 16, 2010

AWWU has reviewed the materials and has the following comments.

10-048 12 PRIVATELY OWNED PARCELS WITHIN POTTER VALLEY, Rezoning to R-11 Turnagain Arm district, Grid SE6525, 6526, 6527, 6625, 6726, 6828, 7028, 7027

1. Parcels located outside AWWU's service area.
2. AWWU has no objection to this rezoning.

10-094 T12N, R3W, SEC 9 LT 32, Rezoning to PLI Public lands & institutions district, Grid SW2235

1. AWWU water is available to this parcel.
2. AWWU sanitary sewer is available to this parcel.
3. AWWU has no objection to this variance.

10-100 ALASKA PACIFIC UNIVERSITY REVISED MASTER PLAN, Amending a Master Plan PLI Public lands & institutions district, Grid SW1636, 1736

1. AWWU water is available to these parcels.
2. AWWU sanitary sewer is available to these parcels.
3. AWWU has no objection to this Master Plan.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.

054

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

SEAN PARNELL, GOVERNOR

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(907) 269-0520 (FAX 269-0521)
(TTY 269-0473)

RECEIVED

CENTRAL REGION - PLANNING

AUG 18 2010

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

August 16, 2010

RE: MOA Zoning Review

Angela Chambers, AICP
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Dear Ms. Chambers:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, reviewed the following applications and has no comments:

2010-048; Turnagain Arm Rezoning of PLU

2010-094; Rezoning of Lot 32, Section 9, PLI

2010-101; Downtown JC Penny Parking Structure Sign Variance

2010-102; Variance for Encroachment – South of O'Malley Road

Sincerely,



Mark Parmelee
Area Planner

/aj



MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Division

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



DATE: August 14, 2010
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *LF*
FROM: Lynn McGee, Senior Plan Reviewer *LM*
SUBJ: Comments on Planning and Zoning Commission case(s) for September 13, 2010.

RECEIVED

AUG 17 2010

Municipality of Anchorage
Zoning Division

Right of Way Division has reviewed the following case(s) due August 16, 2010.

10-048 Various US Surveys in the Portage Valley Area, grids SE6525, 6526, 6527, 6726, 6828, 7027, 7028, & 6625
(Rezoning Request, PLI +T to R-11 Turnagain Arm District)
Right of Way Division has no comments at this time.
Review time 15 minutes.

10-094 Section 9, T12N R3W Lot 32, grid 2235
(Rezoning Request, R-1 to PLI)
Right of Way Division has no comments at this time.
Review time 15 minutes.

10-100 NACLA, Lots 2, 3A & 4A, grid 2232
(Amending Master Plan PLI, Alaska Pacific University)
Right of Way Division has no comments at this time.
Review time 15 minutes.



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division
Phone: (907) 343-8240 Fax: (907) 343-8250



DATE: August 14, 2010

TO: Planning Department, Zoning and Platting Division

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 September 13, 2010.

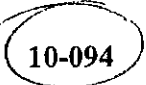
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Zoning Division

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(Amending Master Plan PLI, Alaska Pacific University)
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 Review time 15 minutes.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

DATE: August 16, 2010
TO: Jerry Weaver, Zoning Division Administrator, Planning Department
FROM: Paul Hatcher, Engineering Technician III, AWWU *PH*
SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing September 13, 2010
Agency Comments due August 16, 2010

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Municipality of Anchorage
Zoning Division

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If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.

058

Gollihugh, Danielle S.

From: Staff, Alton R.
Sent: Thursday, August 05, 2010 11:43 AM
To: McLaughlin, Francis D.; Stewart, Gloria I.; Gollihugh, Danielle S.
Subject: Platting and Zoning Comments

The Public Transportation Department has no comment on the following plats:

S11812
S11820-1
S11821-1
S11822-1
S11824-1
S11825-1
S11826-1
S11827-1

The Public Transportation Department has no comment on the following zoning cases:

2010 - 024
035-1
048
087
091
094
097
099
100
101
102
103

Thank you for the opportunity to review.

Alton R. Staff
Planning Manager
Public Transportation Department
3600 Dr. Martin Luther King Jr. Ave.
Anchorage, AK 99507
907-343-8230

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

**** These comments were submitted by citizens and are part of the public record for the cases ****

Questions? If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

1. Select a Case:

2. View Comments:

Case Num: 2010-094

Rezoning to PLI Public lands & Institutions district

Site Address: NO ADDRESS

Location: A request to rezone approximately 4.28 acres from R-1 (single-family residential) to PLI (public lands & institutions). T12N, R3W, Section 9, Lot 32, S.M. AK. Generally located west of Elmore Road, south of Lore Road, north of 80th Avenue and east of Mesquite.

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

8/26/10

STEVEN BYERS

7840 CASEY CIRCLE

ANCHORAGE AK 99507

If rezoned to public land what will it be used for.

060

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

92 PHNs
Mailed 8/18/10
FIRST CLASS MAIL

Al Tamagni, Sr.
Abbott Loop Community Council
7001 Oakwood Drive
Anchorage, AK 99507

NOTICE OF PUBLIC HEARING - - Monday, September 13, 2010

Planning Dept Case Number: 2010-094

4

APPLICATION

2010-094



F-BAR-J RANCH

4140 Lore Road
Anchorage, Alaska 99507
(907) 344-0245

June 27, 2010

TO WHOM IT MAY CONCERN:

This letter gives permission for Dan Bolles of Field Tech to represent the F-Bar-J Ranch and Fred Wolfley in applying for a zoning change from R-1 to PLI (hearing number 2010-094) for Lot 32, Section 9, Township 12 North Range 3 West, Seward Meridian.

Sincerely,

Fred Wolfley
Fred Wolfley

**Fred Wolfley
F-Bar-J Ranch**

Application for Zoning Map Amendment

For

Fred and Janet Wolfley

Lot 32, Section 9, Township 12 North
Range 3 West, Seward Meridian

Application for Zoning Map Amendment

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) <i>Wolffley, Fredrick C & Janet G</i>	Name (last name first) <i>Bolles, Daniel</i>
Mailing Address <i>4140 Love Rd.</i>	Mailing Address <i>PO Box 220042</i>
<i>Anchorage, AK 99507</i>	<i>Anchorage, AK 99522-0042</i>
Contact Phone: Day: <i>242-0382</i> Night: <i>344-3042</i>	Contact Phone: Day: <i>952-1244</i> Night: <i>349-5370</i>
FAX: <i>344-0245</i>	FAX:
E-mail: <i>fredjan@alaska.net</i>	E-mail: <i>dnbolles@hotmail.com</i>

*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): <i>014-161-07</i>		
Site Street Address: <i>none</i>		
Current legal description: (use additional sheet if necessary) <i>Lot 32, Section 9, T12N, R3W, SM</i>		
Existing Zoning: <i>R-1</i>	Acreage: <i>4.28</i>	Grid # <i>2235</i>

PROPOSED ZONING
<i>PLI</i>

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone 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 rezoning. 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 Assembly for administrative reasons.

--	--

Date _____ **Signature** (Agents must provide written proof of authorization)

Accepted by:	Poster & Affidavit	Fee	Case Number
--------------	--------------------	-----	-------------

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: Urban Rural

Anchorage 2020 West Anchorage Planning Area: Inside Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

- 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:

- 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):
- 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

APPLICATION ATTACHMENTS

- Required: Area to be rezoned location map Signatures of other petitioners (if any)
- (35 Sets) Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.
- Draft Assembly ordinance to effect rezoning. Original, signed application
- Ownership and beneficial interest form
- Optional: Building floor plans to scale Site plans to scale Building elevations
- Special limitations Traffic impact analysis Site soils analysis
- Photographs

APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zone district.
2. The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.

STANDARDS FOR ZONING MAP AMENDMENTS

The petitioner must provide a written narrative which addresses the following standards. Zoning map amendment applications which do not address these items will be considered invalid and will not be accepted for public hearing by the Department of Community Planning and Development. (Use additional paper if necessary).

A. Conformance to Comprehensive Plan.

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards:

- a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;
- b. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or
- c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.

See attached narrative.

2. If the proposed zoning map amendment does not conform to the generalized residential intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:

- a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria:
 - i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.
 - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan,

See attached narrative

b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.

See attached narrative.

c. Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or the general area.

See attached narrative.

B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following standards:

1. Describe the effect of development under the amendment and the cumulative effect of similar development on (a) the surrounding neighborhood, (b) the general area, and (c) the community with respect to the following (The discussion should include the degree to which proposed special limitations will mitigate any adverse effects.):

a. Environment:

See attached narrative.

b. Transportation:

See attached narrative.

c. Public Services and Facilities:

See attached narrative.

d. Land Use Patterns;

See attached narrative.

Note:	Surrounding neighborhood	=	500-1000' radius
	General Area	=	1 Mile radius
	Community	=	Anchorage as a whole

2. Quantify the amount of undeveloped (vacant) land in the general area having the same zoning or similar zoning requested by this application. Explain why you feel the existing available land is not sufficient or is not adequate to meet the need for land in this zoning category?

See attached narrative.

3. When would development occur under the proposed zoning? Are public services (i.e., water, sewer, street, electric, gas, etc.) available to the petition site? If not, when do you expect that it will be made available and how would this affect your development plans under this rezoning?

See attached narrative.

4. If the proposed rezoning alters the use of the property from that which is indicated in the applicable Comprehensive Plan, explain how the loss of land from this use category (i.e., residential, commercial, industrial) might be regained elsewhere in the community?

See attached narrative.

Field Tech
Zoning – Stormwater
Assessment and Inspection
PO Box 220042, Anchorage, AK 99522
907-952-0244

Narrative

This is a request by owners Fredrick and Janet Wolfley to amend the zoning map for an existing four plus acre R-1 parcel to PLI. Lot 32, Section 9, Township 12 North, Range 3 West, Seward Meridian is generally located north and west of the intersection of East 80th Avenue and Elmore Road. Since the mid seventies Lot 32 has been used as part of and as support area for the large animal facility located on the abutting lot to the north. The Wolfley's own both parcels. Lot 1, to the north, is zoned PLI as is Far North Bicentennial Park, to the east. Residential lands exist to the south and west.

This request is seen as a housekeeping measure by the owners. The "bottom five", Lot 32, has been in use from the time of the original owners, some 38 years, as a support area for the large animal facility on Lot 1 to the north. In fact at one time the residents of Lot 32 housed a cow of their own. Upon acquiring Lot 32 in 2001, the Wolfleys continued to use the land as they had for the last 29 years. During the construction of Elmore Road however, Wilder Construction requested use of the property for a staging area. Please see the narrative of Fred Wolfley on pages 8 through 10 and addendum. As a result the use of Lot 32 came to the knowledge of Land Use Enforcement. At their facility inspection for 2010, Fred Wolfley was informed to include Lot 32 in the facility or cease the use of Lot 32. This of course requires that the land be rezoned from R-1 to PLI. Which brings us to the reason for this application for zoning map amendment.

Location and History

Lot 32 is located in the Central subarea which is comprised of commercial, industrial, single and multi-family uses. The area including Lot 32 was platted by the BLM in 1953. This area was zoned R-1 (single family residential) by AO 73-29, becoming effective May 17, 1973. To the north Lot 1, T12N, R3W, Sec. 9, was zoned PLI effective May 12, 1981 by AO 81-59. Lot 32 was not included in the rezoning of Lot 1 because the Fred and Janet Wolfley did not own the land in 1983. Lot 32 is impacted by Class C wetlands in the southern half of the lot and by the 100 year flood plain in the northeastern corner of the lot. The elevation of Lot 32 lies below the level of adjacent properties and rights of way.

Fred and Janet Wolfley have used the F-Bar-J Ranch for stabling of horses since they purchased Lot 1 in 1972, Appendix C. Lot 32 was originally owned by Paul and Nellie Johanson which was passed on to their daughter and son-in-law, Dale and Joann Thornburg. The use of Lot 32 as a support area for the large animal facility on Lot 1 had

been established by the Wolfleys as early as 1975. The use of the property was with Nellie Johanson's permission and was continued under the oversight of the Thornburgs until Lot 32 was purchased by the Wolfley's in 2001¹. See the narrative of Fred Wolfley on pages 8 through 11.

In addition to providing an overall valued service to the community the Wolfleys have organized maintenance of equestrian trails within Far North Bicentennial Park, conduct trail rides, provide equestrian training and community involvement, including caring for horses Animal Control has no room for.

Conformance to Comprehensive Plan

The proposed rezone does not conflict with the goals and policies of the Anchorage 2020 Comprehensive Plan. The land use classification for this area is R-1; however, open space and recreational facilities are considered high value use of land in residential areas. The community vision for Anchorage includes "a diverse, compassionate community where each individual is valued". Such a value would obviously include those persons owning horses within the urban area and in need of a suitable place to board, train and care for these animals, and be adjacent to areas trails. The vision for Anchorage goes on to include "a safe and healthy place to live where daily life is enriched by a wealth of year-round recreational and educational opportunities".

One goal of the Anchorage 2020 plan is that of Design & Environment which encourages "distinctive neighborhoods responsive to the needs of residents, with good access to schools, *recreation, natural areas and community facilities*". The F-Bar-J is located across from Far North Bicentennial Park and has a traffic-light controlled intersection at Lore Road. This is unprecedented in the Anchorage bowl. No other equestrian facility, open to the public, has such ready and safe access to the municipal trail system.

- Policy No. 45 provides for the connection of local activity centers with parks and trails where feasible. As a center for equestrian activities F-Bar-J has direct access to the equestrian trails within Far North Bicentennial Park and the equestrian trail built along the east side of Elmore Road. F-Bar-J was one of the contributing factors for location of the equestrian trail along Elmore Road.
- The use of mature native vegetation on Lot 32 provides buffering of visual and aural impacts to the neighborhood. Policy No. 50 will be met in the retention of mature trees and vegetation.

Another objective of the Comprehensive plan is met in the preservation of existing neighborhood identity. The existing large animal facility has been a part of this neighborhood over the last 38 years. The addition of Lot 32 to the PLI district continues the existing character of the property and surrounding community. Over the last three decades the facility has enjoyed a good relationship with the neighborhood. By rezoning Lot32 the identity of the neighborhood remains unchanged.

¹ Warranty Deed July 2, 2001, BK 3886 PP 50-1.

- Policy No. 7 is met in that approval of the application will avoid incompatible uses adjoining one another. The alternative is to let Lot 32 be developed as a residential neighborhood of 20 to 24 lots with very little buffering to the existing large animal facility on Lot 1 creating tension in the neighborhood.
- The Conceptual Natural Open Space map shown on page 63 of the Anchorage 2020 comprehensive Plan shows the area of the south branch of the Middle Fork of Little Campbell Creek flowing through Lot 1 to be an important wildlife habitat. While not a representation of the pattern of preserved open space, the lands adjacent to the creek are considered of great value to the public as open space and for habitats sensitive to development. Approval of this application will limit intrusion into this valued resource.
- Page 29 of the April 1997, Areawide Trails Plan recognizes the importance of existing equestrian trails within Far North Bicentennial Park. The Trails Plan further recognizes that pressure from development and zoning regulations are pushing equestrian facilities up the hillside. As such, an effort was made and implemented to provide connectivity for horse and rider along Elmore Road. The existing F-Bar-J stables provide a valued resource close to the established trail system. Approval of this application will allow continued use of the existing facility and keep undue pressure off the Hillside area, Appendix A1-3.

The goal of Public Improvements & Services allows for community facilities to include “parks, trails and recreation”. These services are especially valued as they meet “community-wide needs”. Approval of this application will allow for continued community use of this facility.

- Policy No. 86 encourages both public and private collaboration for development of recreational spaces, public use facilities and trails. F-Bar-J certainly has a long history of providing such a service to the community of Anchorage. F-Bar-J provides for the maintenance of equestrian trails in the area.
- Policy No. 87 provides for the support of life-long learning needs of community residents through a variety of formal and informal educational opportunities. In addition to their daily contribution to the lives of area children and adults, F-Bar-J has been the destination for many school field trips, equestrian training of foreign exchange students and more recently a sponsor of 4-H Clubs.
- The April 2006, Anchorage Bowl Park, Natural Resource and Recreation Facility Plan, while for publicly run facilities does emphasize the need for “special single purpose facilities”, which F-Bar-J seeks to fulfill in the private sector. Appendix A4-6.

Proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies.

The area of Lore Road and Elmore Road allows for a residential density of 5 dwelling units per acre. The established density for this rezone is less than 1 dwelling per acre. Though the density is less than that proscribed in the 1973 area rezoning the use of the property remains unchanged since that same time frame.

- Given the Comprehensive plan's policy No. 84, priority for open space, the continued low impact use of this site, including preserving the critical habitat along the Middle Fork of Little Campbell Creek is appropriate. Approval of this application keeps the land under one owner and provides for controlled access to the site and maintenance of the vegetative buffer.
- Policy No. 86 provides for private collaboration and development of recreational spaces, public use facilities, trails, and buffering that this site provides. There is little question that F-Bar-J is a primary example of the intent of this policy. To that end this application for rezoning would seem to be appropriate.

Effect of development on surrounding neighborhood, the general area, and community with respect to:

Environment:

This site has a very low impact to the environment. The site is partially cleared with preserved mature buffer of a typical northern boreal forest along the west, south and east property lines, see the aerial photo Appendix B1. The south branch of the Middle Fork Little Campbell Creek lies just north of the common property line between Lot 1 and Lot 32. Wetlands are mapped as Class C along the western, eastern and southern portions of the lot, Appendix B2. FIRM panel 768 of 1975 and the color photo over lay taken in 2007, show only a small portion of the northeast corner of Lot 32 to be affected by the 100 year flood plain, Appendix B3. The remainder of area lies outside the 100 and 500 year flood plain. The area is listed as a Seismic Zone 2 on the Anchorage Hazard Zone map. The area is not subject to avalanche hazards.

Retained native vegetation is well established as seen from the aerial photos provided, Appendix B1-3. The existing use of Lot 32 acts as a buffer to the abutting residential property to the south and west. The development of two five acre parcels to the west have resulted in higher density over the last ten years. Through approval of this application the existing buffer to the residential areas will continue to provide the maximum separation possible to the large animal facility on Lot 1. No further impact to surrounding property is anticipated.

Fred and Janet Wolfley have and continue to augment the existing trees for the buffer along the 626 foot west property line. This will ensure an effective separation between the large animal facility and the residential uses to the west.

Transportation:

The approval of this zoning map amendment will have no impact on existing transportation needs. Elmore Road is a State owned right of way, listed as an arterial in the Official Streets and Highway Plan. Lore Road and East 80th Avenue are Municipal rights of way, listed as local neighborhood streets. No access is provided to East 80th Avenue as a grade break of over fifteen feet exists immediately adjacent to the right of

way. Since this is not an expansion of the existing facility there will be no increased traffic to Lore Road or Elmore Road with the approval of this application for rezoning. However development of Lot 32 as residential would place increased traffic on East 80th Avenue, a strip paved street.

Public Services:

Public services remain unaffected by this rezoning. The lots are abutting natural gas, telephone and electrical services. There are no public water or sewer services to Lot 32. Sewer was extended in the East 80th Avenue right of way with a sewer cleanout across from the southwest corner of Lot 32. However, it should be noted that the elevation of Lot 32 is below East 80th Avenue and the subdivision to the west, as well as, Lore Road and Elmore Road. As such the lot would require a sewer lift station to be installed or the lot filled, as did the area of Mesquite Cir. The existing facility on Lot 1 is served by a well and septic system. No facilities requiring water or sewer are planned for Lot 32.

Land Use Patterns:

The general area is a mix of public lands and residential. Along Elmore Road to the east is Far North Bicentennial Park and the Campbell Creek Science Center, zoned PLI. To the north Lot 1 was zoned PLI, effective 1980. To the south and west the property is zoned R-1 residential.

The 2006 Anchorage Park, Natural Resource & Recreational Facility Plan Map 7, indicate lands across Elmore Road as preservation and conservation areas. Granting this rezoning will provide a further buffer between the residential uses and the preservation areas within Far North Bicentennial Park.

Amount of undeveloped land in the general area having the same or similar zoning requested:

This rezoning will not alter the existing density of the area. Under the provisions of R-1 zoning the housing density for the area under consideration would be approximately five dwelling units per acre. This rezone will result in a lower density than would normally be permitted, however it retains its current usage and provides a buffer to the existing large animal facility on Lot 1.

The lands to the west of Lot 32 have been developed with 24 lots per five acre BLM parcel, Appendix B1. Lot 32 has been reduced to 4.28 acres due to the Elmore Road right of way, as such the number of lots possible under the existing R-1 zoning requirements could be reduced compared to that of neighboring five acre parcels.

Lot 2 to the northwest is a five acre parcel with one dwelling unit, as is the five acre parcel to the north across Lore Road and the five acre parcel at the southeast corner of Sandy Place and East 80th Avenue. There is a vacant five acre parcel at the northwest

corner of East 80th Avenue and Winchester Street extended. For the undeveloped and under developed parcels in the area the ratio is 1 du/7.85 acres.

When would development occur under the processed zoning?

Development is, and has been completed for many years, no further changes are planned with this rezone. Rezoning to PLI will allow the continued use of Lot 32 in the manor in which it has historically been used. Fred and Janet Wolfley will ensure that adequate separation is maintained to residential uses.

Conclusion

As stated in the opening narrative, Fred and Janet Wolfley see this application as a housekeeping measure to ensure the continued viability and functionality of the existing large animal facility on Lot1 and the service they provide to the community. The events leading to this zoning action have been long over due, but the passage of this application will ensure that the community retains a valued service in many aspects. The use of Lot 32 for exercising and training of horses, parking of equipment, used in the day to day maintenance of the facility, and buffering to adjacent residential areas are necessary functions performed on the property. The demonstrated use and protection of established environmental and wildlife assets encourage the approval of this request.

We trust the commission will see the value and benefit to the citizens of Anchorage by passing this application. Thank you for your patient consideration of this application for zoning map change.

DRAFT ORDINANCE

AO No. 2010-XXX

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO PLI (PUBLIC LANDS AND INSTITUTIONS) FOR LOT 32, SECTION 9, T12N, R3W, S.M.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as PLI (Public Lands and Institutions):

Lot 32, Section 9, T12N, R3W, S.M., as depicted on attachment A.

Section 2. The Director of Community Planning shall change the zoning map accordingly.

Section 3. This ordinance shall become effective upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2010.

Chair

ATTEST:

Municipal Clerk

Narrative of Fred Wolfley, May 3, 2010.

"I found the property (Lot 1) while exploring soon after returning from our honeymoon, having been married in June, 1972. It wasn't the turn-key operation my new bride was expecting, but it had two out of the three requirements and I was sure we could make a life here. We bought it and moved into the basement which existed on the property. And the adventure began."

"The next winter I was approached by Chuck Kidder, who explained that his horses had traditionally spent the winter on this place when the Jensen's owned it." Mr. Kidder asked "Would we be interested in continuing the arrangement?" "Janet was delighted and I knew I could do it as I was born on a working cow ranch in Wyoming."

"It wasn't long before Chuck got behind in his obligations. The bill rose until it had to be addressed. He, unfortunately, was killed at this exact time. His widow said the only way she could pay off the debt would be to sign over the horses to us. So we were in the horse business: building the facility, caring for them, feeding and cleaning up after them all became part of our new life."

"Then somewhere in there (1973-1975) our neighbor, Nellie Johanson, introduced herself. It was here request, or desire, to have me be available to help her from time to time as needed. In exchange for the work I did down there (on Lot 32), she offered me the use of the land we call the 'bottom five'. There was lots of nice grass and all I had to do was fence her garden."

"(When) it became too much for her all alone she moved to the Pioneer home but asked me if I could maybe find someone who would rent the cabin to help her with some income. Also, to generally oversee and take care of whatever for the next 12-14 years. No money but I got to graze our horses and store my equipment on that property."

After "Nellie died, I met the new owner it was Dale Thornburg, Nellie's daughter's husband. They inherited the property from Nellie's estate. He came up to me and he said he saw no reason to change the arrangement, but since I was a fishing guide I could even things up by taking him and some of his friends out for an Alaskan fishing adventure. We shook hands and that worked for a good long while."

"This arrangement worked up to the early nineties. Then Dale wanted me to tear down the old cabin, so I did. Then he wanted help to pay the property taxes. That started in 1996. It continued until he told me I had to buy it or vacate it with my equipment and hay storage and garden. He had a buyer! He gave me the option to match the offer. I didn't really have a choice. Without the bottom, the top (Lot1) wouldn't exist the way it evolved. Fortunately, we were in a good enough financial position we could, and did buy it in 2001. We had been caring for horses for 29 years at this time."

"I own dump trucks and loaders and it is easy for me to load my manure and haul it to Mat-Su farmers who want it. When Anchorage Refuse stopped taking dumpsters filled with manure it left the horse community in a panic. The business of traveling to other stables was a ready made and necessary business, pretty much thrust on me. For a time I was the only one who owned the equipment, and could do it."

"The next chapter began (in 2007) when the contracts were let and construction was ready to begin on Elmore Road. A foreman for Wilder Construction pulled into our yard and asked me what it would take to let them stage their equipment and material on our property for the duration of the construction. We agreed on some simple things, shock hands to seal the deal. They took the 'bottom five'. It became a bee hive of construction activity, material and equipment. The highway was completed in 2008, the ribbon cut and Wilder tidied up and left. Not much later zoning showed up and said they noticed my dump trucks and fire trucks parked on the property and here we are."

"I have two small single axel dump trucks that qualify (weight and capacity) for farm license plates and farm insurance. They are DOT legal. There is one larger dump truck...with a pup trailer. She isn't licensed any more and is awaiting sale. I have a one ton flat bed truck (used for hauling hay, lumber/pipe for fences, and water pumps for cleaning horse tanks -- 2 to 3 times a year)."

"There are two water trucks. They are primarily for fire protection. There are no fire hydrants, nor water supplies, available anywhere close. The fire department said, incase of a fire in Far North Bicentennial Park and winds blowing toward us, our house and barns will be bypassed while they concentrate on what might be saved. They scared my wife and she asked me to do something. Hence my present to her, her own fire truck. (The trucks) can also be used for dust suppression, watering the animals (and vegetation). They can be used to fill the horse tanks after cleaning."

Fred C. Wolfley
242-0382

I don't think the history of the F-BAR-J would be complete if I didn't mention some of its many, many contributions to the community:

~~We have hosted 22 Russian foreign exchange students for a day of horsemanship with hamburgers afterwards. The day was thoroughly enjoyed by all. This event has happened three times.

~~When asked by animal control to take abused horses, we did. We nursed them back to health and found people to adopt them.

~~We agreed to be the backdrop for a photo shoot for a local publication for its yearly calendar.

~~I have lost track of the number of teachers who have brought students to "see the horses."

~~Boy scouts have used the stable to earn merit badges.

~~Many of our neighbors have used our supply of natural fertilizer for their gardens (despite my warnings of the dreaded chickweed.

~~Jan and I have hired well over a hundred young people over the years. The young men and women who worked for me often worked up to three years. They came away with new skills such as welding, using a cutting torch, operating a skid steer/loader, etc. Three young fellows offered to help me build a cabin if I would go slow enough to explain what I was doing and why.

~~Because we look like a farm, we have taken in all kinds of abandoned animals. You wouldn't believe it!!

~~Every summer we have a big play day in the arena and afterwards a barbecue in the meadow open to guests and neighbors. Some of these play days have had well over 100 folks attend. It has become a tradition and folks schedule their trips out of town around the play day date.

~~We have recently been approached to see if we would be okay with sponsoring a 4-H chapter. I said sure.

~~We have hosted three weddings and four receptions in the meadow. Most recently a former boarder of many, many years moved to California. There she became terminally ill and she asked that her service be conducted here at the F-Bar-J. She considered it her happiest living memory and wanted to return.

Page 5 -- addendum to narrative by Fred Wolfley

Every time I think I've found a place to end this addendum another important point is suggested. For some time now the F-BAR-J has gone out on the trails of Far North Bicentennial Park across the road armed the trail watch arm bands and poop scoopers. We pick up and dispose of all the horse poop we come across. We have even received a grudging attaboy from a Nordic ski club official. Unofficially. Still it's a start to lessening the friction between the skiers and equestrians.

There are many more examples of our community involvement, but this addendum has gone on long enough.

Sincerely,

Fred

Appendix A

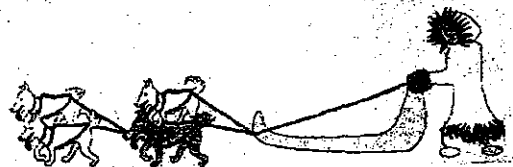
Lot 32, Section 9, T12N, R3W, S.M.

- A 1 April 1997 Areawide
Trails Plan**

- A 4 April 2006, Anchorage
Bowl Parks, Natural
Resource Use, &
Recreational Facilities
Plan: Appendix B, pg. 8, 9**

- A 7 March 1985 Updated Far
North Bicentennial Park
Master Plan, pg. 36, 37, &
Map.**

Areawide Trails Plan



VII. EQUESTRIAN USERS

Historically, horses were used as a major means of transportation to and from settled areas in Alaska. While the use of horses for transportation has decreased, the sport of riding, like many other outdoor participation activities, continues to climb. However, the rapid development and growth of Anchorage have eliminated many of the open spaces that once contained horse trails so that only remnants of the original trails remain. To preserve this traditional activity, efforts should be made to provide unpaved trails for equestrian use so that horseback riding may continue to be a recreational pursuit in Anchorage.

A. EXISTING TRAILS AND FACILITIES

Among the trails most widely used by equestrians in the Hillside area are roadside trails, which are usually located within the road right-of-way along the ditch line. These trails have evolved over time as transportation corridors have developed and alternate trail riding opportunities have been lost as a result of residential development.

A considerable amount of riding takes place along many of the unpaved, residential streets in the Hillside area, with horseback riders weaving their way through the residential areas and subdivisions. Many riders use these smaller, unpaved streets to make a connection with one of the major trail corridors. These corridors must be protected and improved as part of multi-use trail development along major roadways on the Hillside.

Ruth Arcand Park is an important recreational asset to equestrians and it serves as a center for Hillside equestrian activities (see Figure 2.7). This park provides trail riding, a show arena, and other arena facilities.

Additionally, Far North Bicentennial Park is an important component of the Anchorage equestrian trail use system. The park connects to many of the roadside trails mentioned earlier, including the Birch Road trail that is specifically dedicated to equestrian travel. This component of the trail system is used for competitive events, some nationally sanctioned, held by the Alaska Club, Chugach Range Riders, Arctic Fox Trotters, and Alaska Endurance Horse Association.

B. DEMAND ANALYSIS

Equestrian activity is growing in the Bowl, however, most use is concentrated in the Hillside area where zoning allows equestrian facilities and where many private boarding stables exist. Higher participation rates on the Hillside are also a consequence of boarding stables and horse activity being phased out of other areas of the Anchorage Bowl through zoning regulations and development pressures.

C. ISSUES

A critical concern to equestrians is a safe connection from Ruth Arcand Park to Far North Bicentennial Park at the corner of Abbott Road and Abbott Loop Road. Far North Bicentennial Park is an important component of the equestrian use network and an updated master plan must be prepared that provides for equestrians within the park.

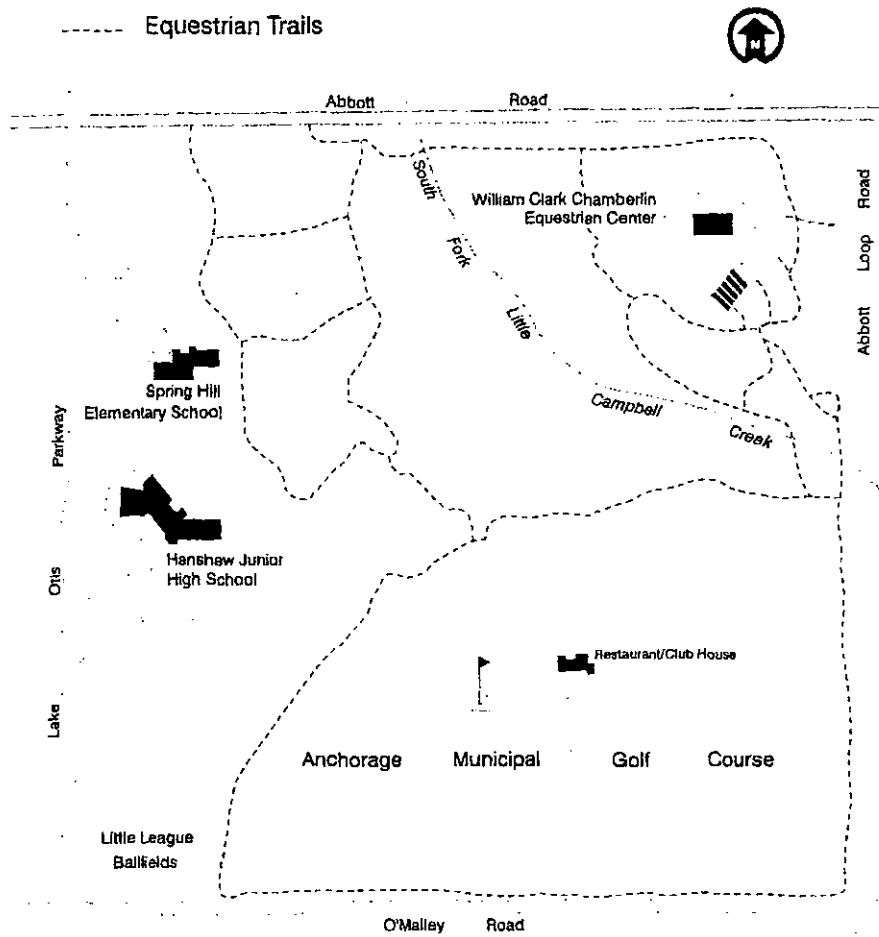
As the city has grown, equestrian use has been compressed into the Hillside area. This area is developing to the point that primarily road rights-of-way are available to provide for a continuous trail network. This sometimes requires riding in difficult circumstances. Roads in the Hillside area should be developed recognizing the need to accommodate equestrians within the right-of-way. In some circumstances, this may require acquiring additional right-of-way or adjusting the road centerline relative to the right-of-way centerline. In addition, horse trails could be established under overhead or above underground utility easements as there would be no impact to the ability to maintain the utility lines.

D. RECOMMENDATIONS

Priorities for equestrian use development should include:

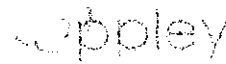
- safe crossing at Abbott Road and Abbott Loop Road;
- network of trails along major roads in the Hillside area (see the trails maps);
- inclusion of equestrian trails in the Far North Bicentennial Park Master Plan; and
- inclusion of equestrian trails in the Campbell Tract (BLM).

Ruth Arcand Park Equestrian Trails



Note: Map is not to scale - Illustrative only

Figure 2.7



effective manner. Depending on circumstances, combining parks with middle school sites can fulfill the space requirements for other classifications of parks, such as neighborhood, community, sports complex and special use. The important outcome in the joint-use relationship is that both the school district and the park system benefit from shared use of facilities and land area.

Trails and Connectors -- the primary function of trails and connectors for community use areas is to provide for safe access between the user's home and the park through connector trails that link to the larger system-wide trail network. This may include designated multi-use bike trails where possible and paved sidewalks where trails are not available. Connector trails should be located within 1 mile of residences and not blocked by a collector or arterial street. The second type of trail within this classification is the multipurpose park trail located within each park unit. These trails can be paved or soft-surfaced and are intended to focus on recreational values in harmony with natural environment.

Special Use Areas

The Special Use classification covers a broad range of parks and recreation facilities oriented toward single-purpose use. These areas are used for athletic tournaments and events; highly organized activities; activities with special requirements and provide for economic as well as social and physical benefits to the community. They have highly specialized maintenance and management requirements; specific game/field or event preparation on a regular basis; activities limited to one or two purposes only; minimal grounds maintenance; some benches, signs and beautification improvements requiring a higher level of maintenance; low level lighting; encourage informal uses and health-related activities. Special uses generally fall into three categories:

Outdoor Recreation Facilities-Examples include large regional sports complexes for soccer, softball or baseball, tennis centers, golf courses, Nordic ski centers, downhill ski areas; dog sledding trails; equestrian trails, skijoring trails, motocross area, designated sports fields/complexes and high school sites.

Historic/Cultural/Social Sites-unique local cultural opportunities. Examples include historic downtown areas, performing arts parks, botanical gardens, ornamental gardens, indoor theaters, amphitheaters, special event venues and public buildings.

Recreation Facilities-specialized or single purpose facilities. Examples include community centers, senior centers, hockey arenas, marinas, and aquatic parks.

Recreation Use

Since each special use facility is unique, community input through surveys and focus group meetings should be the primary determinant of a development program. For sports



copy

complexes projected demand for the specific types of facilities should be the primary determinant of the development program. Each sports governing body provides specific facility development standards and guidelines.

Parking lots should be provided as necessary to accommodate participants and spectators. Allowance for team changeovers should be considered with an additional 50 percent parking provided for sports areas. Lights should be used for security, safety and to protect from night sky pollution or impacts to surrounding residents.

Location Criteria

Recreation need, community interests, the type of facility, access and land availability are the primary factors influencing location. Special use facilities should be viewed as strategically located community-wide facilities rather than as serving well-defined neighborhoods or areas. The site should be easily accessible from arterial and collector streets, where feasible. It should also be accessible from a trail connector system as well.

Size Criteria

Facility space requirements are the primary determinants of site size. As an example, a golf course may require 150 acres, whereas a community center with parking may fit on 10 to 15 acres.

Site Selection Criteria and Guidelines

Where feasible, a geographically central site is optimal. Given the variety of potential special uses, no specific standards are defined for site selection. As with all park types, the site itself should exhibit the physical characteristics appropriate for the proposed use.

Natural Resource Area

Natural resource areas are lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics or buffering. These lands can consist of individual sites exhibiting natural resources; lands that are unsuitable for development but offer natural resource potential such as steep slopes, drainageways and ravines, surface water management areas and utility easements; protected lands, such as wetlands/lowlands, shorelines along waterways, lakes and ponds. The objective with these lands is to enhance the livability and character of the community by preserving as many of its natural amenities as possible; conserve natural features of the land; retain and filter storm water; serve as buffers between incompatible land uses; lend definition to neighborhood areas; provide non-motorized links between residential areas, parks and schools; protect wildlife and fish habitat and populations; provide recreational opportunities close to home. Examples include:

Appendix D: Glossary of Terms

Community Use Area

Community parks are larger in size and serve a broader purpose than neighborhood parks. The focus is on meeting the recreation needs of several neighborhoods or a large section of the community as well as preserving unique landscapes or natural use areas.

Landscaping

Trees, shrubs, ground covers, and related improvements, including furniture and other facilities intended to enhance public activity spaces both within and outside the affected development. This definition shall include spaces of varying degrees of enclosure from interior spaces to transitional spaces and outdoor spaces.

Landscaping Maintenance

Includes but is not limited to appropriate watering, pruning, weeding, insecticide spraying, fertilizing, plant replacement and other necessary functions as required to keep all plant materials in a vigorous healthy growing condition.

Natural Resource Use Area

Refers to natural areas within the urban environment that provide fish, wildlife and plant habitats as well as recreation opportunities within close proximity to neighborhoods.

Neighborhood Use Area

These are close to home recreation areas where density is high and include areas for informal play, family and community building, create sense of neighborhood and serve as focal point for residents.

Open Space, Common

Open space for the common use and enjoyment of the owners and occupants of the subdivision, building, planned unit development or condominium. Common means shared by all tenants and is distinguished from space designated for private use.

Open Space, Usable

Open space within a proposed development site, excluding areas devoted to roadways and parking. The space may be common or private.

Publicly Accessible

Open to the general public during regular business hours.

Public Open Space

Land dedicated or reserved for the use by the public, including but not limited to parks, greenbelts, recreation areas, and school sites.

Public Use Easement

A right of use over portion(s) of real property granted by a property owner for specific present or future uses of land by the public, or governmental entity, that is reserved, conveyed, or dedicated through the recording of a plat, deed, or easement document.

Special Use Area

The Special Use classification covers a broad range of parks and recreation facilities oriented toward single-purpose use. These areas are used for athletic tournaments and events; highly organized activities; activities with special requirements and provide for economic as well as social and physical benefits to the community.

**UPDATED FAR NORTH BICENTENNIAL PARK
MASTER PLAN**

March 1985

Physical Planning Division
Community Planning Department
Municipality of Anchorage

A 7

088

Horse Trails

In keeping with the recommended provisions for winter time trail use, there should be separate corridors for winter horse trails. The major portion of equestrian use will come from Hillside residents. There are two significant access points which should be established. First, the equestrian center in Section 16 will be a local point of equestrian activity in the area and should be linked to Far North Bicentennial Park. This will provide a greatly expanded system of horse trails throughout the Hillside. Thus, many horseback riders will want to gain access to Far North Bicentennial Park. In the 1982 Comprehensive Plan, a green-belt was proposed to join Section 16 at its eastern edge to the Service High School/Hillside Park vicinity via Little Campbell Creek and the edges of associated wetlands. Acquisition of this linear park/trail corridor should be undertaken. Secondly, provisions for linking the Birch Road equestrian trail to the tract must be made.

At the present time horseback riders are using some of the same trails which cross-country skiers use. This poses as a potentially hazardous situation, especially as more riders and skiers use the park. Separate routes should be created for skiers and horseback riders. The "Old Trunk Road" linking the BLM area with Hillside Park appears to be an excellent route for a winter horse trail. Given its existing grade, the Trunk Road may have utility for a summer bike trail and winter horse trail. (A ski trail with greater variation in topography will be warranted along the same general corridor.) Trail plans, which include location and design elements for horseback riding, skiing and biking should be prepared in the next few years for this corridor. In concurrently drafting such plans, the conflicts between the trails will be minimized and will best assure that the various trail uses are accommodated in a complementary manner.

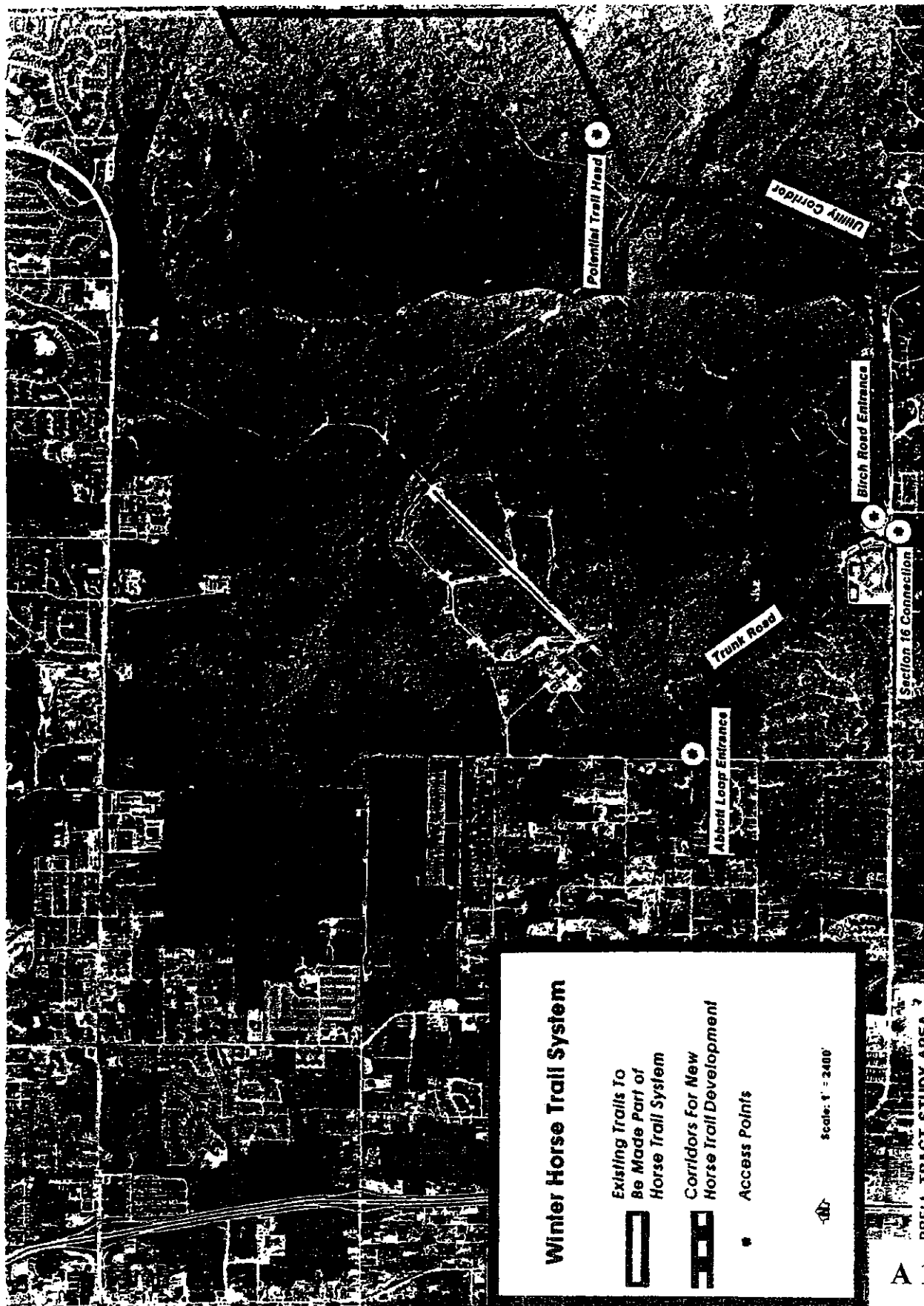
From the southwest of the BLM area, a horse trail would be developed to provide a loop back to the eastern edge of the tract. Within the eastern portion of the park, the horse trail should follow utility easements. A connection to complete another loop should be examined in the field as part of trail site and corridor planning. A connection around Hillside Park would complete this winter-time trail system. In keeping with the policy for separation of the types of trails, this horse trail loop should be marked for winter equestrian use.

This major horse trail should be tied into the identified campground area near Hillside Park. In doing so it may have advantages in offering youth groups the opportunity to horseback ride within the regional park setting.

Summertime horseback use is considerably different in that there are not conflicts with skiers and dog mushers. It is recommended that from May 1 to October 1 ski trails and hiking trails be used for horseback riding. On the other hand, bike trails, nature trails and trails running through wetlands would be "off limits" to horseback riders during the summer months. Trail head provisions need to be studied as part of the facility and trail development plan. It is suggested that space for 6 to 10 horse trailers be provided off Campbell Airstrip Road so that those who must trailer their horses can gain access to this regional park. A clearing along the utility easement may be a good equestrian trail head. It is also expected that this will allow access to Chugach State Park via Campbell Creek.

An excellent source for standards for horsetrail development is Guide for Mountain Trail Development, published through the Colorado Mountain Trails Foundation, Inc. in cooperation with the U.S. Forest Service, Rocky Mountain Region. Such guidelines should be used in horse trail development.

A 9



Winter Horse Trail System

Existing Trails To Be Made Part of Horse Trail System



Corridors for New Horse Trail Development



Access Points



Scale: 1" = 2400'



A 10

PBELL TRACT STUDY AREA

Section 16 Connection

Appendix B

Lot 32, Section 9, T12N, R3W, S.M.

- B 1** **Aerial photo of Sept. 11,
2009, Scale 1" = 150';
Aero-Metric Inc.**

- B 2** **Blow-up of MOA
Wetlands Map #70**

- B 3** **Enlargement of MOA
Flood Plain Map,
muni.org**

Appendix C

Lot 32, Section 9, T12N, R3W, S.M.

**C 1 Statutory Warranty Deed
Bk. 439, Pg. 992-3**

**C 3 Quick Claim Deed
Bk. 3886, Pg. 49**

**C 4 Warranty Deed
Bk. 3886, Pg. 50-51**

*STATUTORY WARRANTY DEED
CREATING TENANCY BY THE ENTIRETY

The Grantors, PAUL EDWIN JOHANSON and NELLIE JOHANSON, husband and wife, of Anchorage, Alaska, pursuant to *Section 34.15.030, Alaska Statutes 1962, for love and affection; convey and warrant to PAUL EDWIN JOHANSON and NELLIE JOHANSON, husband and wife, Grantees, as TENANTS BY THE ENTIRETY, with the right of survivorship, the following described real estate situated in the Anchorage Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

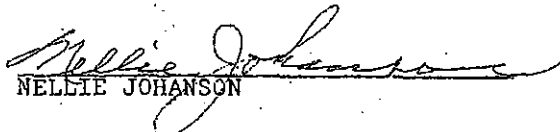
Lot Thirty-Two (32) of Section Nine (S9), Range Three West (R3W), Township Twelve North (T12N), Seward Meridian, Alaska, according to the official map and plat thereof on file in the office of the U. S. Commissioner and ex Officio Recorder, Anchorage Precinct, Alaska.

SUBJECT TO the reservations, restrictions and easements now of record.

DATED at Anchorage, Alaska, this ^{23rd} ~~15th~~ day of

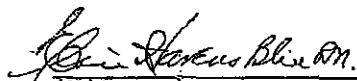
February, 1972.

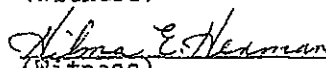
J. L. MCCARREY, JR.
ATTORNEY AT LAW
BOX 1233
ANCHORAGE, ALASKA 99501
TELEPHONE 277-8342

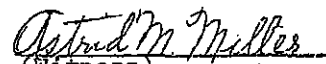

NELLIE JOHANSON


PAUL EDWIN JOHANSON

SEALED AND DELIVERED in the presence of the undersigned witnesses, who witnessed the signing of the said Statutory Warranty Deed Creating Tenancy By The Entirety by the Grantor, PAUL EDWIN JOHANSON, at his request and in his presence, he being unable through illness (stroke on right side) to sign his name other than by making an "X", after the nature of the above instrument had been first read to him in our presence and he appeared perfectly to understand the same:


(Witness) 6831 Sherwood Ave Anchorage AK 99504


(Witness) 137-12 1/2 ave Anchorage Ak. 99501


(Witness) 621 W. 5 ave. Anchorage Ak 99501

C1

093

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

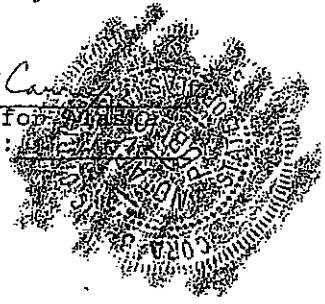
43rd *6/11*

THIS IS TO CERTIFY that on this ~~13th~~ day of February, 1972, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared NELLIE JOHANSON and PAUL EDWIN JOHANSON, Grantors, known to me and to me known to be the identical individuals who executed the foregoing instrument, and they did acknowledge to me that they signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last above written.

Conrad B. McCarey, Jr.

Notary Public in and for the State of Alaska
My commission expires: *12-31-76*



J. L. MCCARREY, JR.
ATTORNEY AT LAW
BOX 1333
ANCHORAGE, ALASKA 99501
TELEPHONE 277-8842

72-007447

5

RECORDED-FILED
ANCHORAGE REC.
DISTRICT

Mar 13 3 14 PM '72
READ: Sub of *Nellie C. Johanson*
ADDRESS *1768 Scenic way*
City 99581
485609

This Space Provided For Recorder's Use

FILED FOR RECORD AT REQUEST OF:
Pacific Northwest Title of Alaska, Inc.

WHEN RECORDED RETURN TO

Name JOAN THORNBURG
Address 1019 N.E. HUDSPETH ROAD
City, State Zip PRINEVILLE OREGON 99754

Escrow Number: 00053728-001-CP

QUIT CLAIM DEED

THE GRANTOR JOAN AND DALE THORNBURG HUSBAND AND WIFE AND LILLIAN THORNBURG,
AS TRUSTEE FOR JEFFERY THORNBURG, RODNEY THORNBURG AND DONNA LYNN THORNBURG

for and in consideration of TEN DOLLARS

conveys and quit claims to ~~THORNBURG~~ THORNBURG
JOAN AND DALE HUSBAND AND WIFE AS TO AN UNDIVIDED 40% INTEREST
JEFFERY THORNBURG, A SINGLE PERSON, AS TO AN UNDIVIDED 20% INTEREST
RODNEY THORNBURG, A MARRIED PERSON, AS TO AN UNDIVIDED 20% INTEREST
DONNA LYNN THORNBURG, A SINGLE PERSON AS TO AN UNDIVIDED 20%
INTEREST

the following described real estate, situated in the THIRD Recording District, State of Alaska,
together with all after acquired title of the grantor(s) therein:

Lot Thirty-two (32) of Section 9, Township 12 North, Range 3 West, Seward Meridian, located in the Anchorage Recording District, Third
Judicial District, State of Alaska.

Dated July 2nd, 2001.

046002
ANCHORAGE
RECORDING DISTRICT

15ccc 2001 JUL -6 AM 9:58

REQUESTED BY PNT

Joan Lillian Thornburg JOAN LILLIAN THORNBURG, TRUSTEE FOR
JEFFERY THORNBURG, RODNEY THORNBURG
AND DONNA LYNN THORNBURG
Joan Thornburg JOAN THORNBURG
Dale Thornburg
Dale Thornburg
DALE THORNBURG

STATE OF OREGON }
WASHINGTON } SS:
COUNTY

THIS IS TO CERTIFY that on this 2nd July 2001 OF JUNE, 2001, before me the undersigned Notary Public, personally
appeared JOAN LILLIAN THORNBURG TRUSTEE FOR JEFFERY THORNBURG, RODNEY THORNBURG AND
DONNA LYNN THORNBURG known to me and to me known to be the individual(s) described in and who executed the
foregoing instrument and SHE acknowledged to me that SHE signed the same freely and voluntarily for the uses and
purposes therein set forth.

WITNESS my hand and official seal.



Amy S. Britton
Notary Public in and for the State of OREGON
My Commission expires: 05/21/04

Akquitel

C3
095

53728 CP

WARRANTY DEED
A.S. 34.15.030

The GRANTORS, JOAN LILLIAN THORNBURG and DALE THORNBURG, (wife and husband), as tenants by the entirety, as to an undivided forty percent (40%) interest, JEFFREY THORNBURG, (a single person), as to an undivided twenty percent (20%) interest, RODNEY THORNBURG, (a married person), as to an undivided twenty percent (20%) interest, and DONNA LYNN THORNBURG, (a single person), as to an undivided twenty percent (20%) interest, all as tenants in common, whose mailing address is: 1019 N.E. Hudspeth Rd., Prineville, OR 99754, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, convey and warrant to GRANTEES, FREDRICK C. WOLFLEY and JANET G. WOLFLEY, (husband and wife), as tenants by the entirety with the right of survivorship, whose mailing address is: 4140 Lore Road, Anchorage, AK 99507, the following described real estate located in the Anchorage Recording District, Third Judicial District, State of Alaska:

Lot Thirty-two (32) of Section 9, Township 12 North, Range 3 West, Seward Meridian, located in the Anchorage Recording District, Third Judicial District, State of Alaska,

SUBJECT TO reservations and exceptions contained in U.S. Patent recorded August 31, 1953 in Book 95 at Page 208, including but not limited to the following:

- (A) All oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine and remove the same according to the provisions of the Act of June 1, 1938, (52 Stat. 609),
- (B) Right of way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the south and east boundary(ies) of said land,

FURTHER SUBJECT TO Water Rights Permit and Certificate of Appropriation, including the terms and provisions thereof, executed by State of Alaska, recorded January 2, 1975 in Book 233 at Page 501, Miscellaneous Records,

FURTHER SUBJECT TO terms, conditions and provisions of the unrecorded trust disclosed by deed to Joan Lillian Thornburg, Trustee for Jeffrey Thornburg, Rodney Thornburg and Donna Lynn Thornburg, recorded August 16, 1983 in Book 947 at Page 933,

FURTHER SUBJECT TO reservations and exceptions in U.S. Patent, and in Acts authorizing the issuance thereof, easements, slope easements, right-of-ways, covenants, conditions, reservations, exceptions, easements dedicated or delineated and notes on the plat, and other restrictions of record, if any.

DATED this 2 day of July 2001. *2 JT*

GRANTORS:

Joan Lillian Thornburg
JOAN LILLIAN THORNBURG

Dale Thornburg
DALE THORNBURG

Jeffrey Thornburg
JEFFREY THORNBURG

Rodney Thornburg
RODNEY THORNBURG

Donna Lynn Thornburg
DONNA LYNN THORNBURG

PRICE & PRICE
COUNSELORS & ATTORNEYS AT LAW
590 WEST SEVENTH AVENUE, SUITE 1570
ANCHORAGE, ALASKA 99501
PH. (907) 277-6666 • FAX (907) 277-6667

C4
096

STATE OF Oregon)
)ss.
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 2nd day of ^{July} ~~June~~ 2001 by JOAN LILLIAN THORNBURG and DALE THORNBURG.

Joan Lillian Thornburg
Dale Thornburg

Amy S Britton
Notary Public in and for Oregon
My Commission Expires: 5/21/04



STATE OF Oregon)
)ss.
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 2nd day of June 2001 by JEFFREY THORNBURG.

Jeffrey Thornburg

Amy S Britton
Notary Public in and for Oregon
My Commission Expires: 5/21/04

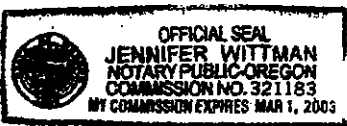


STATE OF Oregon)
)ss.
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 3 day of ^{July} ~~June~~ 2001 by RODNEY THORNBURG.

Rodney Thornburg

Jennifer Wittman
Notary Public in and for Oregon
My Commission Expires: March 1, 2008



STATE OF Oregon)
)ss.
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 3 day of June 2001 by DONNA LYNN THORNBURG.

Donna Lynn Thornburg

Jackie C Meyer
Notary Public in and for Oregon
My Commission Expires: 9-17-02



After recordation return to:
GRANTEES
FREDERICK AND JANET WOFLEY
140 LORE ROAD
ANCHORAGE, ALASKA 99507

PRICE & PRICE
COUNSELORS & ATTORNEYS AT LAW
850 WEST SEVENTH AVENUE, SUITE 1370
ANCHORAGE, ALASKA 99501
PH. (907) 277-6666 • FAX (907) 277-6667

Barrett, Al W. (Zoning)

From: Aswcd@aol.com
Sent: Thursday, August 19, 2010 11:15 AM
To: Barrett, Al W. (Zoning); Whitfield, David R.
Subject: Wolfley

Attachments: wolfley_consplan_cert_compliance.pdf

Dave, attached is the Certificate for Wolfley for your file too.

Also, I was mistaken when I said that the cross-walk buttons were raised along Elmore (in the end DOT and Wolfley must have decided that height was sufficient)...however, there is:

- Equestrian signage along that entire stretch of Elmore, from Abbott to the BLM Science Center
- Stoplight and crossing at Elmore and 68th
- Stoplight and crossing at Elmore and Lore
- Button-triggered crossing at 84th with warning lights, etc.
- Also crossing at Elmore and Abbott for access to the Equestrian Center, the other favorite place to ride.

Thanks,
Ryan

Ryan Stencil
Operations Manager
Anchorage Soil and Water Conservation District
Phone: 907.677.SOIL (7645)
Web: www.ASWCD.org
E-Mail: aswcd@aswcd.org



CERTIFICATE OF COMPLIANCE

THIS CERTIFICATE IS HEREBY GRANTED TO:

FRED AND JAN WOLFLEY
F-BAR-J

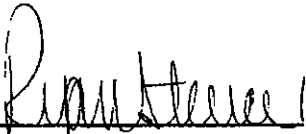
TO CERTIFY THEIR COMPLIANCE WITH AN ANCHORAGE SOIL & WATER CONSERVATION
CONSERVATION PLAN FOR THE FOLLOWING DESCRIBED PROPERTY:

4140 LORE ROAD, ANCHORAGE
LEGAL DESCRIPTION: T12N, R3W, SECTION 9, LOT 32; AND
T12N, R3W, SECTION 9, LOT 1

Issue Date:

6/1/2008

NOTICE: Validity of this certificate is based on periodic audit of compliance and may be revoked for failure to maintain compliance.


RYAN M. STENCEL, OPERATOR

 ANCHORAGE
CONSERVATION

RECEIVED

AUG 31 2010

PLANNING DEPARTMENT

July 31, 2010

Re: Property T12N, R3W, Section 9, Lot 32

To whom it may concern:

My parents, Joan and Dale Thornburg, sold the above mentioned property to Fred Wolfley in 2001. Prior to selling this land, I remember my parents had an arrangement with Fred, where he used the property for grazing horses and parking equipment. If any further information is needed from me regarding this matter, I may be reached at (503) 615-0572. Thank you.

Sincerely,

Dona Thornburg

Dona Thornburg
935 NE Lovell Street
Hillsboro OR 97124



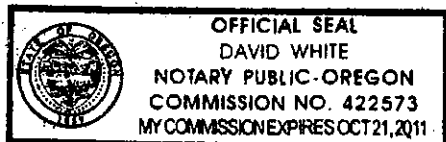
STATE OF OREGON,

County of Washington } ss.

On August 16th 2010, before me personally appeared Dona Thornburg

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



[Signature]
Notary Public for Oregon
My commission expires 10-21-2011

-PETITION-

RECEIVED

AUG 31 2010

Re: Rezoning of Lot 32, Sec. 9
 T12N, R3W, SM from R-1 to PLI
 F-Bar-J Ranch, Fred & Janet Wolfley

PLANNING DEPARTMENT

We, the undersigned, hereby support and encourage the application for Zoning Map Amendment submitted by Fred and Janet Wolfley of 4140 Lore Road, Anchorage, Alaska. We do so on the grounds that the existing use of Lot 32 is essential for the continued use of the large animal facility located on Lot 1. The rezoning of Lot 32 from R-1, residential, to PLI, Public Lands and Institutions, is warranted and supported by the undersigned. This petition is supported by testimony to be given at the public hearing before the Planning and Zoning Commission and Municipal Assembly.

NAME	ADDRESS
1. Gwen Haynes	12210 Cange St Anch 99516
2. Brenda Reiter	12020 Ginami St. Anch. AK 99516
3. Hannah Take	8435 Rosalind St 99507
4. Anita Tigert	14820 Elmcore Rd 99516
5. Hartley Kelly	755 West 42nd Ave 99503
6. Anne Hancock	2849 Branscreek Circle Anch AK 99516
7. Laurie Hogan	7031 Genny Ct Anch AK 99507
8. Kris Wyatt	1121 Old Klath Anch AK 99515
9. CARLA REHM	8791 CAMERON ST Anch, AK 99507
10. Cricket Walsh	12500 Shelburne Anch AK 99516
11. Vicki Pedersen	16704 Virgo Ave Anch AK 99516
12. Debbie Avritt	1822 Clydesdale Dr Wasilla AK 99654
13. Bette Ross	15730 Southpark Loop 99516
14. Jill Tyler	14124 Thunder Road 99516
15. Steeg Murphy	12200 Rockledge Dr. 99516
16. BRIENNE MARY	9800 PROSPECT DR 99507

-PETITION-

RECEIVED

AUG 31 2010

Re: Rezoning of Lot 32, Sec. 9
T12N, R3W, SM from R-1 to PLI
F-Bar-J Ranch, Fred & Janet Wolfley

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NAME	ADDRESS
1. ERIN DOWNEY	7041 Upper DeArmond Rd 99516
2. BUFFY McLeod	11700 AdHock Ln ^{ANCH} 99516
3. Lisa Johnson	11720 Trails End rd Anch 99507
4. Marge Seidler	14124 Thunder Rd Anch. 99516
5. Ryan	11542 Discovery Heights Cir Anch AK 99515
6. Lorna Nordby	6934 Meadow St. #201 Anch, AK 99507
7. Meg Jylka	14124 Thunder Road Anch AK 99516
8. Molly Eidem	1801 Sunrise Dr. Anch. AK 99508
9. Lori Benwee	PO BX 870172 Wasilla, AK 99687
10. Lisa Susich	13620 Arboretum St. Anch. AK 99516
11. Mark Susich	13620 Arboretum St. Anch AK 99516
12. Melissa Beck	15701 Amberwood Circle
13. Sarah Robinson	12501 gander St. Anch AK 99516
14. Rachel Shoemaker	2210 E. 74 th Ave Anch. AK 99507
15. Linda Walsh (Linda L. Walsh)	1153 E 74 th Ave AK 99518
16. Rae Walsh	12500 Shelburne Rd Anch AK 99516

-PETITION-

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AUG 31 2010

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- | NAME | ADDRESS | |
|-------------------------------|----------------------------------|------------------------------|
| 1. <u>Martou Dauther</u> | <u>16928 W. Barang</u> | <u>Eagle River, AK 99501</u> |
| 2. <u>Mrs [Signature]</u> | <u>7435 Upper DeArmain</u> | <u>Anchorage, AK 99516</u> |
| 3. <u>Ornie Clifford</u> | <u>10100 Pacer Place</u> | <u>Anch. AK 99507</u> |
| 4. <u>Angel King</u> | <u>1574 Thruja Ave</u> | <u>Anch AK 99507</u> |
| 5. <u>Theresa Connolly</u> | <u>1631 Crooked Tree</u> | <u>Anchorage, AK 99507</u> |
| 6. <u>J. J.</u> | <u>01202 11900 Trails End Rd</u> | <u>Anchorage AK 99507</u> |
| 7. <u>Janice H. Joingston</u> | <u>11100 Vosikof Place</u> | <u>Anchorage 99507</u> |
| 8. <u>Morgan Miller</u> | <u>4901 Rabbit Creek Rd.</u> | <u>Anchorage AK 99507</u> |
| 9. <u>[Signature]</u> | <u>10545 Pacer Pl</u> | <u>Anch, AK 99507</u> |
| 10. <u>Sanna FitzDNeal</u> | <u>3244 E. 144th Ave.</u> | <u>Anch AK 99516</u> |
| 11. <u>Virginia Hoffa</u> | <u>11400 Hillside Dr</u> | <u>Anch AK 99507</u> |
| 12. <u>[Signature]</u> | <u>2535 Glenwood</u> | <u>Anch 99508</u> |
| 13. <u>Robert M. Lacey</u> | <u>14201 Wildien</u> | <u>Anchorage 99516</u> |
| 14. <u>M. R. Shy</u> | <u>4421 E. 104th</u> | <u>Anch. AK 99516</u> |
| 15. <u>[Signature]</u> | <u>3801 E 65th</u> | <u>Anchorage, AK 99507</u> |
| 16. <u>Chris Clark</u> | <u>11721 RAINBOW,</u> | <u>ANCH. AK 99516</u> |

-PETITION-

RECEIVED

AUG 31 2010

Re: Rezoning of Lot 32, Sec. 9
T12N, R3W, SM from R-1 to PLI
F-Bar-J Ranch, Fred & Janet Wolfley

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NAME	ADDRESS
1. Catherine Gilfillan	4000 E 80th Ave
2. Brenda Cook	8010 Chippendale Cir
3. Lora Thilmay	8500 Solar Drive 99507
4. Donna	8500 Solar Dr 99507
5. Julie White	4300 Zodiac Dr 99507
6. Darly White	4360 ZODIAC DR 99507
7. Sally R Corallas	8731 Pluto Dr. 99507
8. Michelle W Nardoff	8711 Pluto Dr 99507
9. Don B Lescop	8712 Pluto Dr 99507
10. Kathleen Young	8700 Pluto Dr "
11. Megan Bower	7240 BULLEN DR 99507
12. Chris Young	7240 Bulen Dr 99507
13. Dundas Young	8700 Pluto Dr 99507
14. Martha Galvin	8621 Pluto DR 99507
15. Don B Lescop	8412 Pluto Dr 99507
16. Donald A. Smith Jr.	8611 Pluto Dr 99507

-PETITION-

RECEIVED

AUG 31 2010

PLANNING DEPARTMENT

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T12N, R3W, SM from R-1 to PLI
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	NAME	ADDRESS
1.	Janette R. Schlicht	^{residence only} 5204 Country Club Lane 99516
2.	Frank D. Jones	1936 Rosemary St 99508
3.	Floyd R. Kelly	4200 ROSS CT ANCHORAGE, 99508
4.	Mary Ann Lundbeck	2020 Muldoon Rd Anch 99504
5.	Philomena Simons	3322 Purdue St Anch 99508
6.	Betty L. Calhoun	1001 Hollywood Dr #643 Anch 99501
7.	Jay Burr	2062 Crataegus anch 99508
8.	Bob Jensen	1835 KALGIN ST ANCH 99504
9.	Carol Strickland	13041 Midco Dr. Anch. 99516
10.	Carmel White	13161 Shelburne Rd Anch 99516
11.	Mike Badara	5321 HENDRICKSON Cir 99507
12.	Bob Jensen	3830 E 80th
13.	Jennifer Christoph	39th E 80th
14.	Steve Christopher	3900 E 80th Ave Anch 99507
15.	Austin Colby	7971 Casey Cir Anch 99507
16.	Cheryl A. [Signature]	7910 Casey Cir Anch 99507

-PETITION-

RECEIVED

AUG 31 2010

Re: Rezoning of Lot 32, Sec. 9
T12N, R3W, SM from R-1 to PLI
F-Bar-J Ranch, Fred & Janet Wolfley

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- | NAME | ADDRESS |
|-----------------------|-------------------------------------|
| 1. Anne Lee | 8340 E 11 th Ct, 99504 |
| 2. Colleen Graham | 12906 Tara Ln. Anch. 99516 |
| 3. MAXINE J. Wilcox | 9620 morningside lp #17A Anch 99515 |
| 4. LORETTA L. CURBUS | 1301 D'MARLEY, 99507 |
| 5. LANI KASSUBE | 9988 Mantree, Anch. 99507 |
| 6. DON KASSUBE | 9988 Mantree Anch 99507 |
| 7. WALTER ANDERSON | 10825 Micka Loop Anchorage |
| 8. [Signature] | 7910 Casey Cir. Anch. Ak. 99507 |
| 9. Kyle Hampton | 7810 Casey Cir Anch AK 99507 |
| 10. Caroline Wilcox | 7801 Casey Cir Anch Ak 99507 |
| 11. Landice Siciliano | 7801 Casey Cir Anch AK 99507 |
| 12. Bryan Protzman | 7955 Mesquite circle 99507 |
| 13. TONIE QUAINANCE | 7955 MESQUITE A. 99507 |
| 14. [Signature] | 7945 Mesquite 99507 |
| 15. Gary Hall | 8011 Chipper tree 99507 |
| 16. [Signature] | 8011 Chipper tree 99507 |

-PETITION-

RECEIVED

AUG 31 2010

Re: Rezoning of Lot 32, Sec. 9
T12N, R3W, SM from R-1 to PLI
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	NAME	ADDRESS
1.	Jill Taylor	8021 Chipper Tree Cir.
2.	Jordan Olive	3700 Kutcher Dr.
3.	Jenny Lee	8021 Chipper Tree Cir.
4.	Kevin P. Lockwood	8050 Chipper Tree Cir.
5.	Michelle Emerson	4020 Iona Circle
6.	Deanna Clark	4021 Iona Circle
7.	Suzanna	4011 Iona Circle
8.	Jace Digel	4001 Iona Circle
9.	Christina	3930 Iona Circle
10.	S. B. Rhoads	3930 Iona Circle
11.	CPW	3901 Iona Circle
12.	LINDSAY DUFFOUR	1132A DISCOVERY VIEW #109
13.	Candace Duffour	3840 Coventry Dr.
14.	Lynn Fisher	7960 Country
15.	Bright Nygaard	7820 Casey Cir
16.	C Nygaard	" "

-PETITION-

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Re: Rezoning of Lot 32, Sec. 9
T12N, R3W, SM from R-1 to PLI
F-Bar-J Ranch, Fred & Janet Wolfley

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NAME	ADDRESS
1. Samantha Shepard	7954 Mesquite Circle 99507
2. Cassandra Oldaker	" "
3. Diana Cruz	7954 Mesquite Cr 99507
4. DAVID CRILSON	7944 MESQUITE CIR 99507
5. Carrie M LeBaron	7844 Mesquite crick 99507
6. Kaylen D LeBaron Jr	" " Home Owners
7. Lisa MAHAL	4041 Ina Cr 99507
8. Christina Diaz	7931 Casey Cr 99507
9. TOBY TUTTLE	" "
10. Nichole Lashua	7920 Casey Circle 99507
11. Steph	7920 CASEY CR 99507
12. Jimmy J. Adams	7911 Casey Cir 99507
13. Melanie Adams	7911 Casey Cir 99507
14. Cindy S. White	3930 E. 80th Ave 99507
15. Greg R. White	3930 E. 80th Ave 99507
16. Nichole Lachance	7944 Mesquite Cir. 99507

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NAME	ADDRESS
1. <u>Anglia Morris</u>	<u>5630 Radcliff Dr Anch AK 99504</u>
2. <u>May Cody</u>	<u>Mary Cody 6462 E 10th Ave, Anch. 99504</u>
3. <u>Loddie Clayton</u>	<u>8437 Dubex Ave #204 Anch, AK 99504</u>
4. <u>Karen D. Erickson</u>	<u>(Karen Ruiz) 3003 Wesleyan Dr. Anch 99508</u>
5. <u>Emily C. Rolfe</u>	<u>(Emily C Rolfe) 4039 E. 20th Ave #74 Anch 9950</u>
6. <u>KATHY L LYNCH</u>	<u>Kathy Lynch 9421 Aphrodite Anch AK 99508</u>
7. <u>Deanna Quinn</u>	<u>Deanna Quinn 8651 Raschid St, Anch 9950</u>
8. <u>Kimberly Baugher</u>	<u>7930 Fenn St. Anch. AK. 99802</u>
9. <u>Diane Evans</u>	<u>(Diane Evans) 1615 Birchwood St. Anch, AK 99508</u>
10. <u>Mary A. Shields</u>	<u>(Mary A. Shields) 2942 Bass St. Anch. AK 99507</u>
11. <u>Debbie Ballard</u>	<u>Debbie Ballard 1909 W Ave AK 99517</u>
12. <u>John Evans</u>	<u>John Evans 1615 Birchwood St. Anch. AK. 99508</u>
13. <u>DEAN DIANA</u>	<u>7935 Mesquite Cir Anch, AK 99507</u>
14. <u>Sharon Stockard</u>	<u>(Sharon Stockard) 1518 Garden St., Anchorage 9950</u>
15. <u>John D. Osnahan</u>	<u>10900 Hideaway Lake Dr, 995</u>
16. <u>Natalie Diana</u>	<u>7935 Mesquite Circle Anch. AK. 9950</u>

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- | | NAME | ADDRESS | |
|-----|----------------------------|--|-------|
| 1. | Elaine Miller | 4620 Southpark Bluff Dr | 99516 |
| 2. | L. Mary Youngers | 5981 Kidge Lake Circle | 99504 |
| 3. | Lynn Paterna | 8260 Resurrection Drive | 99504 |
| 4. | Rachel Lewis | 13240 View Heights Wy | 99516 |
| 5. | DONNA LANGWORTHY | 5226 E. 41st AVE. | 99508 |
| 6. | Cynthia B. McIver | 1264 Elegante Ln. | 99501 |
| 7. | Deborah Rieser | 8327 Loganberry St | 99502 |
| 8. | Dan Mitchell | 8910 Winchester St | 99507 |
| 9. | Darcelene Capron | 333 Langnes Ct. | 99515 |
| 10. | Kaitlin Lynch | 5442 Cape Seville Dr. | 99516 |
| 11. | Britany Hauser | 4411 E 102nd Ave | 99507 |
| 12. | Courtney Louk | 7824 Moose Run Circle | 99507 |
| 13. | Brandy Stenerson | 28820 W Glenn Hwy Sutton, AK | 99677 |
| 14. | JACKIE MORRISSEY | 16209 SNOWBONE DR ANCHORAGE | 99516 |
| 15. | Kelton Oliver | 12900 Ridgewood Rd Anchorage | 99516 |
| 16. | Kathyl Richardson | 10225 Goodnews Cir Anch | 99515 |
| 17. | Camery
Sandy | 2118 East 56th Avenue Anchorage Alaska | 99511 |
| 18. | IAN W. CAMERY | 8700 SPENDLOVE DR. ANCHORAGE, AK | 99511 |

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	NAME	ADDRESS
1.	Jackie Boge	1508 West 46 th Ave 03
2.	Nicob Klingenberg	1508 West 46 th Ave Ap4A
3.	Joe Zimmerman	4140 Lore Rd Lower Apt
4.	Daniel L. Gated	8780 Pokey Circle
5.	Brian M Quinn	7500 Basil St. #A
6.	Debra Dall	4140 Lore Rd #3 99507
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	NAME	ADDRESS
1.	<i>Monisha Kumar</i>	<i>P.O. Box 111292 Anchorage</i>
2.	<i>Mary Jo</i>	<i>4131 W 85th</i>
3.	<i>J. Poir</i>	<i>8000 S. Settlers Bay</i>
4.	<i>Tim</i>	<i>1429 W 25th</i>
5.	<i>Jeanis Oates</i>	<i>1429 W 25th</i>
6.	<i>Mary Kappach</i>	<i>10051 Skiff Circle 99513</i>
7.	<i>James W. Foley</i>	<i>5308 COPE ST 99518</i>
8.	<i>Dany Vivian</i>	<i>4351 Eau Claire Pl Apt 2</i>
9.	<i>Marceline Mayal</i>	<i>8421 BARNETT Drive</i>
10.	<i>W. Lueder</i>	<i>3209 Doris St #3</i>
11.	<i>David White</i>	<i>2201 Cliff Court</i>
12.	<i>Nick Brown</i>	<i>2006 W. 3rd</i>
13.	<i>Jeff Baum</i>	<i>2520 W 98th</i>
14.	<i>Bill</i>	<i>9301 Arlene HFB</i>
15.	<i>Jen Jankos</i>	<i>9600 Chenega Anch. AK</i>
16.	<i>Marlo</i>	<i>8191 Barry Patch Dr.</i>

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NAME	ADDRESS
1. Kelly Fermen	3209 Turnagain St #2
2. Remy Snider	3000 W. NORTHERN LKS. 10-D
3. Amela Bosnian	3251 EASTWIND CT AK 99516
4. Tok Prater	9301 ARCELIK STERS AK 99502
5. Cui Guan	2350 (U Sardi) HE AK 99515
6. Chong Williams	2511 Streven in anch. AK 99515
7. Tina Moore	8150 Little Dipper Ave #A
8. Sheryl Patterson	3743 W 8th Anch AK 99502
9. Dixie Cleveland	3421 Anchorage cir 99512
10. XXXXXXXXXX	3010 Duff St Anch AK 99517
11. Michael Boyce	2901 E 88th Ave Anchorage AK 99507
12. Carol Hancock	3110 Norm Circle Anch AK 99507
13. Alison Frederick	8261 Barnett drive
14. Celeste Straight	2101 Via Tranquilla Dr., Wasilla
15. Lisa Reed	10012 Excursion Cr. Anchorage 99515
16. Francis Spirawo	13421 Old Seward Hwy Anchorage 99515

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NAME	ADDRESS
1. <u>MANNY DIAZ</u>	<u>2019 CANNONEER CIR ANCH AK 99507</u>
2. <u>CHOR HA CHU</u>	<u>2144 Lauren Ann Circle Anch AK 995</u>
3. <u>Wendy Langley</u>	<u>8621 E. 10th Ave Unit A Anch AK 99534</u>
4. <u>Diane Nesvick</u>	<u>3731 Challenger Cir Anch AK 99517</u>
5. <u>JON CUNNINGHAM</u>	<u>7451 HINCHER WOLF CIRCLE ANCH AK 995</u>
6. <u>Janet Wury</u>	<u>13047 Ridgeview Dr 99516</u>
7. <u>Maud [unclear]</u>	<u>P.O. BOX 91254 Anch, AK 99509</u>
8. <u>Tamara Amir</u>	<u>3507 E. FILL 99508</u>
9. <u>JANELLA ROYAL</u>	<u>3000 WRT 32nd AVE #B</u>
10. <u>[unclear]</u>	<u>1603 Elmendorf dr Anch AK 99504</u>
11. <u>Shuley James</u>	<u>940 Allison Cir Anch AK 99515</u>
12. <u>[unclear]</u>	<u>433 DAILE AVE #12 Anch. AK 99513</u>
13. <u>ROBBIE DAUGHER</u>	<u>1560 ELADY #120 Anch. AK 99507</u>
14. <u>Cole Haran</u>	<u>277 W 11th #2A Anchorage 99503</u>
15. <u>Sol Gordon</u>	<u>2330 E. 88th Anchorage, AK</u>
16. <u>Shawnt Scarlock</u>	<u>5330 Earlspar St Anchorage, AK 99505</u>

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NAME	ADDRESS
1. <u>Janis Evans</u>	<u>2330 E 28th Ave. Anch. AK 99507</u>
2. <u>Debra Turner</u>	<u>2624 Darky Circle 99508</u>
3. <u>Carl [unclear]</u>	<u>2409 Macrae Anch 99517</u>
4. <u>Ronald McIntosh</u>	<u>4124 RED TOLON CIRCLE ANCH. 99507</u>
5. <u>[unclear]</u>	<u>611 Mumford Apt D Anch. 99508</u>
6. <u>[unclear]</u>	
7. <u>John M Stewart</u>	<u>1820 E 74th Ave apt #3 Anch, 99507</u>
8. <u>Angel Valentine</u>	<u>1545 Sitlog #124 Anch, AK 99508</u>
9. <u>Douglas Mulley</u>	<u>5001 Gardner Apt. C Anch. AK 99507</u>
10. <u>Lynne [unclear]</u>	<u>832 W 75th Ave</u>
11. <u>Mr. [unclear]</u>	<u>727 Elm St 676 ANCH 99501</u>
12. <u>Janet Carroll</u>	<u>PO Box 91093 99509-1093</u>
13. <u>Jean Groth</u>	<u>3318 W. 29th Ave Anch. AK.</u>
14. <u>Jean E. Stubbs</u>	<u>3318 W. 29th AVE ANCH. AK.</u>
15. <u>R. [unclear]</u>	<u>1557 " H St. Anchorage.</u>
16. <u>William H. Howe</u>	<u>P.O. Box 152 Hope AK 99603</u>

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	NAME	ADDRESS
1.	Mary Lyahub	2804 Leighton Dr 99517
2.	Donna M. Dean	2808 Leighton St. 99511
3.	Judy L. Engelson	7203 Wilson #19 305
4.	William Sherer	6855 Town & Country 99502
5.	Joe Strong	3071 Lora Awdt 99509
6.	Patricia Weiss	4101 Wispen Cir #B 99517
7.	Joann Wisener	13372 Diggins Dr. 99515
8.	MARTORIE LAISKUANA	3640 CHALLENGER CIRCLE ANCHORAGE AK 99517
9.	Terra Buckridge	2020 Farmer Pl. #4 99517
10.	Bart Boggan	3102 Willow #A 99517
11.	Stanley Sumell	1700 WEST 32ND AVE 99517
12.	Naren Mrochuk	3401 Courma Circle Anch 99511
13.	TROY TURNER	POB 100711 ANCH AK 99510-0711
14.	David Harms	3650 Burl et Anch AK 99504
15.	Ed Har	P.O. BOX 91254 Anch, AK 99507
16.	Eric Bosta	1650 W. Northern Lgts Anch AK 99504

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	NAME	ADDRESS
1.	Purdie Eason	3032 W. 42nd AVE #7
2.	Vicki Carlson	2209 W Northern Lights ⁰⁰¹ APT
3.	Fred Sorensen	15+ West Bend Alex Cr.
4.	Debbie Larsh	3590 Nebank Circle Anch 99515
5.	Joel Ringler	1074 Homestead Cr. Palmer.
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- | | NAME | ADDRESS |
|-----|--------------------------------|----------------------------------|
| 1. | Steve Miller | 9650 Brien St 99507 |
| 2. | Mary L. Bolin (Meryl L. Bolin) | 10800 Birch - 99516 |
| 3. | George A. Ditt | 12501 Bainbridge Rd 99516 |
| 4. | Angie M. Ditt | 12501 Bainbridge Rd 99516 |
| 5. | Lorna Nordby | 6934 Meadow St. #201 99507 |
| 6. | Ben Crawford | 7643 Quaky Aspen/Palm |
| 7. | MICHAEL S. KALLER | 21435 GUNSER LEE DR. CHUGSIK |
| 8. | GREG Tibbells | 10111 Hawley Ct 99507 |
| 9. | Constance Shero | 116332 Cape Noble Cir 99516 |
| 10. | Patrice C. Higgins | 5625 E 112th ave 99516 |
| 11. | Donna Gryder Boutet | 9043 Snowy Owl Cir 99507 |
| 12. | HANNA JARUSSI | 10461-OUR RD ANCHOR 9950 |
| 13. | Jori Hackenberger | 11000 Zelman Circle Anch Alaska |
| 14. | Patti Brassard | 9700 Brien St Anch 99507 |
| 15. | Jessica Matich | 7840 Upper DeArmann Anch. Ak 995 |
| 16. | Rose L. Brignon | 3741 Farmigan Terrace 99511 |

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NAME	ADDRESS
1. Susie Merritt	4411 E 102nd Ave Anch AK 99505
2. Jane Tibbets	10111 Hanley Circle 99507
3. Carey Adam	1701 W 11th 99501
4. Diane Inlabayh	5901 Moose Meadows Lane 99516
5. Robin Smith	4401 E 7 Ave Anch AK 99508
6. Joyce Brewer	5151 Woodhewer Ave AK 99501
7. Eugene Keller	12510 Rya 99514
8. Douglas Christensen	10271 Hampton Dr 99507
9. Roberta Zippay	14950 Loc Loman Ln A/A 99511
10. Nancy Burroughs	9511 Elmors Rd
11. Annette L. Christiansen	1208 Wilshire #3 99503
12. Patrice Weinmeister	2727 Colliethill Way Anch AK 99504
13. Jen Lookingland	1631 Vashon Cir, Anch AK 99507
14. Rick Davis	22230 Upper Canyon Dr Eagle River 99501
15. Tim Lookingland	1631 Vashon Cir, Anchorage AK 99515
16. Kyle Morris	2307 Ridgeman Dr 99507

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NAME

ADDRESS

- 1. Elizabeth Wilhelm 3151 Dracord Anch, AK
- 2. Randi Wilhoit 8431 amptgter
- 3. _____
- 4. _____
- 5. _____
- 6. _____
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NAME	ADDRESS
1. William R. Bush	4228 Chess Dr. Anch, ak
2. Annette M. Bush	4228 Chess Dr. Anch, ak.
3. Florence E. Luther	2653 Curlew Cir Anch 99502
4. Cindy J. Luther	2653 Curlew Cir Anch 99502
5. Shute M. Jacobsen	8111 Williana Ave. Anchorage 99504
6. Melodie Shon	205 E Diamond Anch 513
7. Sharn Stockard	1518 Garden St, Anch 99508
8. Cathy Carter	5321 Hendrickson Cir Anch 99507
9. Cathy Girard	3841 Chiniah Bay Dr 99507
10. Arndt Kugel	10441 Loudemilk Cr. Anch. 99507
11. Megan Ciana	1401 Early View Dr, Anch, AK 99504
12. Jessica Rofe	4039 E. 20th Ave, Anch, AK 99508
13. Justine Sanders	3301 Upland Drive 99504
14. Casey Harmon	12621 Vonsleben Drive 99516
15. _____	_____
16. _____	_____

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	NAME	ADDRESS
1.	Brooke R Smith	8611 Pluto Dr 99507
2.	Jenida Smith	8611 Pluto Dr 99507
3.	Joan Aruswathy	8601 Pluto Dr 99507
4.	Gino Campese	8601 Pluto Dr 99507
5.	Christine Cotman	8541 Pluto Dr 99507
6.	Dean Cotman	8541 Pluto Dr. 99507
7.	Jane Shelton-Kelley	8525 Pluto 99507
8.	Michael O Hiet	12407 Turnagain St 99507
9.	Stephanie Winniford	8006 Sandy Circle 99507
10.	Deborah H Balth	14225 Hancock Dr 99507
11.	Ashley Ballard	721 G. 74th Ave 99518
12.	David Nordby	16538 Olson Circle 99516
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T12N, R3W, SM from R-1 to PLI
F-Bar-J Ranch, Fred & Janet Wolfley 2010-094

PLANNING DEPARTMENT

We, the undersigned, hereby support and encourage the application for Zoning Map Amendment submitted by Fred and Janet Wolfley of 4140 Lore Road, Anchorage, Alaska. We do so on the grounds that the existing use of Lot 32 is essential for the continued use of the large animal facility located on Lot 1. The rezoning of Lot 32 from R-1, residential, to PLI, Public Lands and Institutions, is warranted and supported by the undersigned. This petition is supported by testimony to be given at the public hearing before the Planning and Zoning Commission and Municipal Assembly.

NAME

ADDRESS

1. Allyson Zylber 3570 Nova Cir Anch AK 99517
2. Eli duRoi 205 E Diamond Blvd #523; Anch 99515
3. Marian Dunlevy 4002 Lakehurst Cir #7 Anch, AK 99500
4. Ben [unclear] 5005 Taylor [unclear] Anch AK 99502
5. [Signature] 4002 LAKEHURST Cir #7 Anchorage AK 99502
6. [Signature] 8041 QUEEN VICTORIA Anch AK 99515
7. [Signature] ^{Fairfax} Po Box 872972 Wasilla AK 99687
8. Jim Haywood 602 W. 10th Avenue Anch 99501
9. [Signature] 602 W 10th Ave Anchorage 99501
10. [Signature] 7260 Huntsmen Cir. B Anch 99518
11. [Signature] 8051 Chipper Tree Cir Anch. AK 99507
12. [Signature] 602 W 10th Ave Anch, AK 99501
13. [Signature] 602 W 10th Ave Anch AK 99501
14. IAN STEPHEN 3521 LANDAU CIR ANCH AK 99502
15. [Signature] 9332 ENDICOTT ST, Anchorage, AK 99502
16. [Signature] 10920 OLIVER ST ANCHORAGE AK 99507

-PETITION-

RECEIVED

AUG 31 2010

Re: Rezoning of Lot 32, Sec. 9
T12N, R3W, SM from R-1 to PLI
F-Bar-J Ranch, Fred & Janet Wolfley 2010-094

PLANNING DEPARTMENT

We, the undersigned, hereby support and encourage the application for Zoning Map Amendment submitted by Fred and Janet Wolfley of 4140 Lore Road, Anchorage, Alaska. We do so on the grounds that the existing use of Lot 32 is essential for the continued use of the large animal facility located on Lot 1. The rezoning of Lot 32 from R-1, residential, to PLI, Public Lands and Institutions, is warranted and supported by the undersigned. This petition is supported by testimony to be given at the public hearing before the Planning and Zoning Commission and Municipal Assembly.

NAME

ADDRESS

1. Donald Virginia 10777 Spada Ln 99507
2. Trena Melkes 9820 Saaya Circle Eagle River 9957
3. Lisa Smith 12901 Midori Dr. Anchorage, AK 99
4. HENRY TOMINGAS Box 111321 ANCHORAGE, ALASKA 99571
5. Katherine Haglund 16905 Sandpiper Dr 99576
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____

5

POSTING

AFFIDAVIT



RECEIVED

AUG 12 2010


PLANNING DEPARTMENT

AFFIDAVIT OF POSTING

Case Number: 2010-094

I, Daniel Belle, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that ^{has been} ~~I have~~ petitioned for Rezoning to P61. The notice was posted on 8-12-10 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 12th day of August, 2010.



 Signature

LEGAL DESCRIPTION

Tract or Lot 32, T12 N, R3W, Sec 9
 Block _____
 Subdivision _____



RECEIVED

JUN 28 2010

PLANNING DEPARTMENT

AFFIDAVIT OF POSTING

CASE NUMBER: 2010-094

I, Daniel Bellas hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that ~~I have~~ ^{has been} petitioned for Rezone to PLI. The notice was posted on JUNE 28, 2010 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 28th day of June, 2010

Signature 

LEGAL DESCRIPTION

Tract or Lot 37

Block —

Subdivision Sec 9 T12N R3W, SM

6

HISTORICAL INFORMATION

Route/Mpt	Route Name/Description	Length(mi)	FC	06AADT	07AADT	08AADT	VMT
133732 68TH AVENUE, ANCHORAGE							
1.002	Jct with Lake Otis Parkway	0.701	19	3383	3510	3174	2225
1.703	Jct with Brayton Drive					Total	7963
133735 ELMORE ROAD, ANCHORAGE							
				<i>2006</i>		<i>2008</i>	
0.000	Begin of Road	0.357	19	200	149	150	54
0.357	Jct with Abbott Road	0.999	17	3170	3290	9115	9106
1.356	Jct with Lore Road	0.501	17	2690	2790	9360	4689
1.857	Jct with 68th Avenue	0.245	*			9596	2351
2.102	Jct with 64th Avenue	1.236	*	3090	3080	9979	12334
3.338	Jct with Tudor Road	0.556	16	6174	7890	6260	3481
3.894	Jct with University Drive					Total	32014
133736 COLLINS WAY, ANCHORAGE							
0.000	Jct with Jewel Lake Road	0.300	17	1790	1765	1695	509
0.300	Jct with West 64th Avenue					Total	509
133737 72ND AVENUE, ANCHORAGE							
0.686	Jct with Lake Otis Parkway	0.502	17	2570	2670	2711	1361
1.188	Jct with Spruce Street					Total	1361
133738 KING STREET, ANCHORAGE							
0.000	Jct with East 76th Avenue	0.520	17	6745	6780	4608	2396
0.520	Jct with Dimond Blvd	0.500	17	5849	4352	4406	2203
1.020	Jct with 92nd Avenue	0.510	17	5438	5470	3848	1962
1.530	Jct with 100th Avenue (Old Seward)					Total	6562
133739 LORE ROAD (ELMORE ROAD), ANCHORAGE							
0.219	Jct with Spruce Street	0.502	17	1158	1200	1180	592
0.721	Jct with Elmore Road					Total	592
133740 VICTOR ROAD (KLATT RD), ANCHORAGE							
0.260	Jct with Old Klatt Road	0.250	17	1920	1791	1760	440
0.510	Jct with New Klatt Road					Total	440

009661

June 5, 2001

Fred Wolfley
4140 Lore Road
Anchorage, AK 99507

AMENDMENT TO AND SUPERSEDES THE MAY 25, 2001 DETERMINATION

Dear Mr. Wolfley:

This letter is in response to your request for a determination of the nonconforming status of the property located at 4140 Lore Road, Anchorage, Alaska. (Parcel: 014-161-06, Grid: 2235)

This determination is based upon the as-built survey provided with your request, building permit records, tax assessment records, our research, and the applicable Municipal Ordinances in place presently and at the time of construction. The following facts were established:

- * The property, T12N R3W Section 9, Lot 1; also known as 4140 Lore Road, Anchorage, Alaska was zoned R-1, Single-family residential district on May 17, 1973, during the G-1 Areawide zoning.
- * Photos located in the inventory sheets reveal that a single story house was on the property in 1972.
- * Municipal property appraisal records, inventory sheets and photos indicate an addition to the single story house was built in 1975 and a detached garage was built in 1978
- * An ordinance amending the zoning map and providing for the rezoning of the property from R-1 to PLI, Public lands and institutions district was passed and approved by the Anchorage Assembly on May 12, 1981. The purpose of the rezoning was to allow the petitioner to continue the use of his property as a commercial recreational use, specifically commercial horse-boarding stable and riding arenas.
- * A lot survey by dated November 17, 1985 shows 32' x 44' dwelling with an attached deck, and a 26' x 32' detached garage. The survey also indicates several temporary farm fences and structures located on the lot but not shown or surveyed and are not considered in this determination.

The following conclusions are drawn from the above information:

The current uses of the property as commercial horse-boarding, riding arenas and a residential single-family dwelling and detached garage are considered conditional uses in the PLI district. However, since the uses existed prior to the rezoning to PLI, the commercial horse-boarding, riding arenas and residential single-family dwelling and detached garage are considered defacto conditional uses, and may legally remain on the property. AMC 21.55.070 states "A use existing before the original effective date of applicable regulations that is permitted as a conditional use in the district in which it is located under the terms of this title shall not be deemed a nonconforming use. Such use shall be considered to exist as a conditional use. The scope of the conditional use shall be governed by the provisions of this chapter unless modified by the planning and zoning commission in accordance with section 21.15.030."

If I may be of further assistance, please call me at 343-8380 or fax to 343-8437.

Sincerely,

Deb Agler
Code Enforcement Officer

Attachment: AMC 21.55



Municipality of Anchorage

George P. Wassett, Mayor

Building Safety Division

P.O. Box 186630 • 4700 S. Denigau Street
Anchorage, Alaska 99519-6630 • (907) 248-8300
<http://www.ci.anchorage.ak.us>



May 25, 2007

Fred Woldley
4140 Loez Road
Anchorage, AK 99507

FARCELS 014-161-06

REFERENCE # _____

GRID & AREA: 2235

Dear Mr. Woldley:

This letter is in response to your request for a determination of the nonconforming status of the property located at 4140 Loez Road, Anchorage, Alaska. (Parcel: 014-161-06, Grid: 2235)

This determination is based upon the as-built survey provided with your request, building permit records, tax assessment records, our research, and the applicable Municipal Ordinances in place presently and at the time of construction. The following facts were established:

- The property, T12N R3W Section 9, Lot 1; also known as 4140 Loez Road, Anchorage, Alaska was zoned R-1, Single-family residential district on May 17, 1973, during the G-1 Area-wide zoning.
- Photos located in the inventory sheets reveal that a single story house was on the property in 1972.
- Municipal property appraisal records, inventory sheets and photos indicate an addition to the single story house was built in 1975 and a detached garage was built in 1978.
- An ordinance amending the zoning map and providing for the rezoning of the property from R-1 to P-L, Public lands and institutions district was passed and approved by the Anchorage Assembly on May 12, 1981. The purpose of the rezoning was to allow the petitioner to continue the use of his property as a commercial recreational use, specifically commercial horse-boarding stable and riding arenas.
- A lot survey by dated November 17, 1985 shows 37' x 44' dwelling with an attached deck, and a 26' x 33' detached garage. The survey also indicates several temporary farm fences and structures located on the lot but not shown on survey.

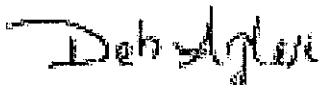
The following conclusions are drawn from the above information:

The current use of the property as a public recreational facility, including commercial horse-boarding and riding arenas is a permitted principal use as indicated in AMC 21.50.030.B.2. The

single-family dwelling and detached garage is considered a conditional use in the PLI district. However, since the single-family dwelling and detached garage existed prior to the rezoning to PLI, it is considered a de facto conditional use. Therefore, the single-family dwelling and detached garage may legally remain on the property. AMC 21.55.070 states "A use existing before the original effective date of applicable regulations that is permitted as a conditional use in the district in which it is located under the terms of this title shall not be deemed a nonconforming use. Such use shall be considered to exist as a conditional use. The scope of the conditional use shall be governed by the provisions of this chapter unless modified by the planning and zoning commission in accordance with section 21.15.030."

If I may be of further assistance, please call me at 343-8380 or fax to 343-8457.

Sincerely,



Deb Agler
Code Enforcement Officer

Attachment: AMC 21.55

APPROVED
Date: 5-12-81

Submitted by: Chairman of the Assembly
At the Request of
the Mayor
Prepared by: Planning Department
For Reading: April 21, 1981

Anchorage, Alaska
AO No. 81-59

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT) FOR GOVERNMENT LOT 1, SECTION 9, T12N, R3W, S.M. (ABBOTT LOOP COMMUNITY COUNCIL)

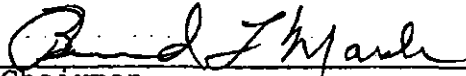
THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. The zoning map be amended by designating the following described property as a PLI (Public Lands and Institutions District) zone:

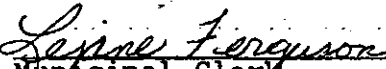
Government Lot 1, Section 9, T12N, R3W, S.M.

SECTION 2. The Planning Director is hereby directed to change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this
12th day of May, 1981.


Chairman

ATTEST:


Municipal Clerk
Deputy

(2P81-20)

Am 33 8-81

OWNER HISTORY

APPRAISAL INFORMATION	Parcel 014-161-07-000	# 01 of 01	# 01
Legal T12N R3W SEC 9 LT 32			
Property Info # Descr VACANT LAND	Site Address		

<p>Current 07/06/01</p> <p>WOLFLEY FREDRICK C & JANET G</p> <p>4140 LORE ROAD ANCHORAGE AK 99507 3032</p>	<p>3rd</p> <p>0000 0000 //</p>
<p>Prev</p> <p>3886 0000 07/06/01</p> <p>THORNBURG JOAN L & DALE (40%)& THORNBURG J & THORNBURG R & THORNBURG D (20% EACH) 1019 NE HUDSPETH ROAD PRINEVILLE OR 99754</p>	<p>4th</p> <p>0000 0000 //</p>
<p>2nd</p> <p>0000 0000 00/00/00</p> <p>THORNBURG JOAN L & DALE TRUSTEE FOR JEFFREY & RODNEY & DONNA LYNN 935 NE LOVELL STREET HILLSBORO OR 97124</p>	<p>5th</p> <p>0000 0000 //</p>

OWNER HISTORY

APPRAISAL INFORMATION

Legal T12N R3W SEC 9

LT 1

Parcel 014-161-06-000

01 of 01

01

Property Info # Descr SINGLE FAMILY

Site Address 4140 LORE RD

Current 01/01/84 WOLFLEY FREDRICK C & JANET G 4140 LORE RD ANCHORAGE AK 99507 3032	3rd //
Prev //	4th //
2nd //	5th //

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal T12N R3W SEC 9
LT 32

Parcel 014-161-07-000
Owner WOLFLEY FREDRICK C & JANET G



Descr VACANT LAND
Site Addr

4140 LORE ROAD
ANCHORAGE

AK 99507 3032

RELATED CAMA PARCELS

Cross Reference (XRef) Type Legend

Related Parcel(s)	XRef Type	Leased Parcels

Econ. Link
E = Old to New
I = New to Old
Renumbr
N = New to Old
X = Old to New

Replat
R = Old to New
F = New to Old
Combine
C = New to Old
P = Old to New

Uncouple
U = Old to New
Q = New to Old
Lease
L = GIS to Lease
M = Lease to GIS

Get "Type" explanation

Bring up this form focused on the related parcel

REZONE

Case Number 2010-094 # of Parcels 1 Hearing Date 09/13/2010



Case Type Rezoning to PLI Public lands & institutions district

Legal A request to rezone approximately 4.28 acres from R-1 (single-family residential) to PLI (public lands & institutions). T12N, R3W, Section 9, Lot 32, S.M. AK. Generally located west of Elmore Road, south of Lore Road, north of 80th Avenue and east of Mesquite.

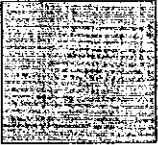
PLAT

Case Number
Action Type
Legal

Grid

Proposed Lots 0
Action Date

Existing Lots



PERMITS



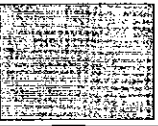
Permit Number 06 5519

Project

Work Desc 4761 cy fill

Use FILL/GRADING/EXCAVATION

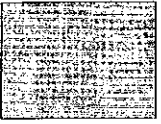
BZAP



Action No.
Action Date
Resolution

Status
Type

ALCOHOL LICENSE



Business Address

License Type
Status

Applicants Name
Conditions



PARCEL INFORMATION

OWNER
 WOLFLEY FREDRICK C & JANET G

4140 LORE ROAD
 ANCHORAGE AK 99507 3032

Deed 3886 0000050

CHANGES: Deed Date Jul 06, 2001
 Name Date Sep 07, 2001
 Address Date Sep 07, 2001

PARCEL
 Parcel ID 014-161-07-000
 Status # 01

Renumber ID 000-000-00-00000
 Site Addr

Comm Concl ABBOTT LOOP
 Comments

TAX INFO
 2010 Tax 4,308.08 Balance 2,154.04 District 003

LEGAL
 T12N R3W SEC 9
 LT 32

Unit SQFT 186,358
 Plat 000000
 Zone R1 Grid SW2235

HISTORY	Year	Building	Land	Total
Assmt Final	2008	0	266,000	266,000
Assmt Final	2009	0	266,000	266,000
Assmt Final	2010	0	283,800	283,800
Exemptions				0
State Credit				0
Tax Final				283,800

PROPERTY INFO

#	Type	Land Use
01	RESIDENTIAL	VACANT LAND

SALES DATA

Mon	Year	Price	Source	Type

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal T12N R3W SEC 9
LT 32

Parcel 014-161-07-000

01 of 01

Owner WOLFLEY FREDRICK C & JANET G

Site Addr

4140 LORE ROAD
ANCHORAGE

AK 99507

LAND INFORMATION

Land Use VACANT LAND

Class RESIDENTIAL

Living Units 000

Community Council 001 ABBOTT LOOP

Entry: Year/Quality 06 2008 LAND ONLY
01 198C 0

Access Quality GOOD

Access Type

Leasehold (Y=Leasehold)

Drainage GOOD

Front Traffic LOW

Street PAVED CURB & GUTTER

Topography EVEN LEVEL

Utilities PRIVATE WATER SEPTIC SYSTEM

Wellsite N

Wet Land

CONDOMINIUM INFORMATION

Common Area 0

Undivided Interest 0.00

BUILDING PERMIT INFORMATION

APPRAISAL INFORMATION

Legal T12N R3W SEC 9
LT 32

Parcel 014-161-07-000 # 01 of 01

01

Owner WOLFLEY FREDRICK C & JANET G

Prop Info # VACANT LAND
Site Addr

4140 LORE ROAD
ANCHORAGE AK 99507

BUILDING PERMITS

Permit # 06 5519

Class Type C

Class Use FILL/GRADING/EXCAVATION

Date May 25, 2006

Address 7906 ABBOTT LOOP RD

Cond Occ/Occ 00000000 | 20090306

Certification

Contract Type GENERAL CONTRACTOR

Name WILDER CONSTRUCTION COMPANY

E-mail

Phone (907) 344-2593

Fax (907) 344-1562

Address 11301 LANG STREET

City/State/Zip ANCHORAGE AK 99515-

Project

Sewer / Water PRIVATE | PRIVATE

Work Type FILL/GRADING/EXCAVATION

Work 4761 cy fill

Description

CASES

2010-094

Case Number 2010-094

of Parcels 1

Hearing Date Monday, September 13, 2010

PERMIT COMMENT

Content ID: 009910**Type:** Ordinance - AO

Title: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.3 ACRES FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR LOT 32, SECTION 9, T12N, R3W; GENERALLY LOCATED WEST OF ELMORE ROAD AND NORTH OF 80TH AVENUE (Abbott Loop Community Council; Planning and Zoning Commission Case 2010-094)

Author: maglaquijp**Initiating Dept:** Planning**Date Prepared:** 2/16/11 11:06 AM**Director Name:** Jerry T. Weaver, Jr.**Assembly Meeting Date:** 3/8/11**Public Hearing Date:** 4/12/11

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	2/25/11 9:47 AM	Exit	Joy Maglaqui	Public	009910
MuniManager_SubWorkflow	2/25/11 9:47 AM	Approve	Joy Maglaqui	Public	009910
MuniManager_SubWorkflow	2/25/11 9:46 AM	Checkin	Joy Maglaqui	Public	009910
Legal_SubWorkflow	2/18/11 5:10 PM	Approve	Rhonda Westover	Public	009910
Finance_SubWorkflow	2/18/11 4:37 PM	Approve	Lucinda Mahoney	Public	009910
OMB_SubWorkflow	2/18/11 11:28 AM	Approve	Cheryl Frasca	Public	009910
Commun_Dev_SubWorkflow	2/17/11 3:28 PM	Approve	Jerry Weaver Jr.	Public	009910
Planning_SubWorkflow	2/17/11 3:27 PM	Approve	Jerry Weaver Jr.	Public	009910
AllOrdinanceWorkflow	2/17/11 3:26 PM	Checkin	Angela Chambers	Public	009910
Planning_SubWorkflow	2/17/11 2:33 PM	Reject	Jerry Weaver Jr.	Public	009910
AllOrdinanceWorkflow	2/17/11 1:23 PM	Checkin	Angela Chambers	Public	009910
Planning_SubWorkflow	2/16/11 1:10 PM	Reject	Jerry Weaver Jr.	Public	009910
AllOrdinanceWorkflow	2/16/11 11:12 AM	Checkin	Angela Chambers	Public	009910