

HLB PARCEL 1-085 LAND USE STUDY



Municipality of Anchorage
Department of Community
Planning and Development

HLB Parcel 1-085 Land Use Study

**Adopted June 25, 1996
(Assembly Ordinance 96-86)**

**Prepared by
The Municipality of Anchorage
Department of Community Planning and Development**

SUMMARY

The **HLB Parcel 1-085 Land Use Study** is a site specific study of a 126.5-acre Heritage Land Bank (HLB) property located in Eagle River. The study was prepared because the **Chugiak-Eagle River Comprehensive Plan** and implementing measures applicable to this area did not provide sufficient direction to guide future land use activities on the property. The designated study area also includes an 18.4-acre site adjacent to the HLB property that is used for storage of road maintenance materials. This site was evaluated relative to its compatibility with future land use on Parcel 1-085.

Three land use alternatives were identified for HLB Parcel 1-085. While all three alternatives represent feasible options for the property, Alternative 1 (Map 6, page 31) is recommended as the preferred option. This recommendation is based on consideration of public facility needs, community aspirations, recommendations of the Comprehensive Plan, and HLB goals and objectives.

Alternative 1 includes designations for future recreational development, government service/maintenance facilities, a public high school, and residential development. A substantial open space/buffer area adjacent to the Hiland Mountain Correctional Center is recommended. This area also provides options for a future trail connection to the Eagle River Greenbelt. Future expansion of the state campground could also be accommodated. Additional buffer areas are designated along the proposed road access.

The recommended land uses in Alternative 1 are compatible with established land use patterns in the area. Requirements for development review will further ensure that potentially adverse impacts on adjoining properties and on long-term development in the area are avoided. The property is physically suited for the recommended uses and the proposed infrastructure improvements will support future development.

Although Alternatives 1 and 2 present comparable land use options, Alternative 1 provides a more substantial buffer between the residential area and the correctional center property. The larger buffer area also offers more flexibility in accommodating a future trail alignment. Alternative 3 is even more restricted than Alternative 2 relative to buffer and trail alignment options in the same area. Compared to the other options, Alternative 1 also offers the most reasonable balance between the need to retain land for future municipal use and the ability to retain land with market value for future disposal by the HLB.

This study was prepared to meet the requirements of the Comprehensive Plan and HLB regulations (AMC 25.40) regarding site specific studies for undesignated, uncommitted HLB lands. Review and approval of the study complied with the public process under AMC 25.40, and included review by area community councils, the Heritage Land Bank Advisory Commission, the Planning and Zoning Commission, and the Assembly. The Assembly adopted the study with approval of Alternative 1 on June 25, 1996. The approved land use designations constitute amendments to the Comprehensive Plan.

CLERK'S OFFICE
APPROVED
Date: 6-25-96

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Department of Community
Planning and Development
For Reading: May 28, 1996

Anchorage, Alaska
AO No. 96- 86



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7 AN ORDINANCE ADOPTING THE LAND USE STUDY OF HLB PARCEL 1-085, a
8 126.5-ACRE PARCEL OF LAND EAST OF THE NEW GLENN HIGHWAY AND
9 NORTH OF HILAND ROAD ADJACENT TO THE HILAND MOUNTAIN
10 CORRECTIONAL CENTER AND THE STATE DEPARTMENT OF NATURAL
11 RESOURCES FACILITY AND AMENDING THE CHUGIAK-EAGLE RIVER
12 COMPREHENSIVE PLAN BY INCORPORATING THEREIN ALTERNATIVE NO. 1
13 OF SAID LAND USE STUDY.
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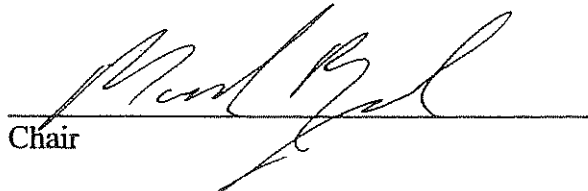
15
16 THE ANCHORAGE ASSEMBLY ORDAINS THAT:
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18
19 Section 1. The HLB Parcel 1-085 Land Use Study, dated March 1996,
20 submitted to the Anchorage Municipal Assembly herewith is adopted with approval of
21 Alternative No. 1 as an amendment to the Chugiak-Eagle River Comprehensive Plan.
22

23
24 Section 2. This ordinance shall become effective immediately upon
25 passage and approval.
26

27 PASSED AND APPROVED by the Anchorage Assembly this 25th
28 day of June, 1996.
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Chair

ATTEST:


Municipal Clerk

HLB PARCEL 1-085 LAND USE STUDY

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CHAPTER 1. INTRODUCTION

The HLB Parcel 1-085 Land Use Study is a site specific study of a 126-acre Heritage Land Bank (HLB) property located in Eagle River. The general location of the property is shown on Map 1. Parcel 1-085 is one of several large tracts of HLB land in the Chugiak-Eagle River area that are currently uncommitted to any specific use. These lands were deposited in the Heritage Land Bank after being selected by the Municipality under the 1978 Municipal Entitlement Act, which authorized selection of certain state lands within municipal boundaries. The HLB is responsible for managing these uncommitted lands in a manner designed to benefit the present and future citizens of the community, promote orderly development, and achieve the goals of the **Chugiak-Eagle River Comprehensive Plan**.

Anchorage Municipal Code (AMC) Section 25.40 establishes and defines the role of the Heritage Land Bank. Part of the purpose of the HLB is to acquire, inventory, manage, withdraw, transfer and dispose of municipal land that has not been dedicated or transferred to a specific municipal agency for one or more municipal uses. Under AMC 25.40.025, Heritage Land Bank Disposals, the HLB is charged with determining which land or interests in land should be disposed of, consistent with AMC 25.40.020, Management of Heritage Land Bank Lands, and the applicable comprehensive plan and implementing measures.¹ If the information in the comprehensive plan and implementing measures is insufficient to determine whether the disposal of a parcel or parcels is consistent with the plan or measure, a site specific land use study for the use of the land shall be completed and adopted through the public process established under AMC 25.40.

The HLB parcel under study, Parcel 1-085, was classified "Not Designated" in the 1993 **Chugiak-Eagle River Comprehensive Plan**. This category was used for "those public lands where development may be appropriate but which, because of their location, absence of public facilities, or lack of specific information, make near-term development subject to a need for further study." The Comprehensive Plan further states that "land in this classification can be developed at any time if supported by studies demonstrating the capacity of the land to accommodate the proposed use, including necessary infrastructure. It must also be demonstrated that the proposed use will have no significant adverse effects on surrounding neighborhoods or on the long-term development of the entire area."

¹ Disposals may consist of land sales, land exchanges, leases, and easements. Terms and conditions may be attached to ensure that the HLB receives maximum benefit for disposal of its land.

The Comprehensive Plan also states that specific studies be done for large HLB land holdings before any disposals take place and that such a study shall include (a) an evaluation of public need; (b) an evaluation of impacts of proposed uses on adjoining properties and public infrastructure; (c) community aspirations; and (d) HLB goals and objectives. Revised land use designations for these properties may then be appropriate.

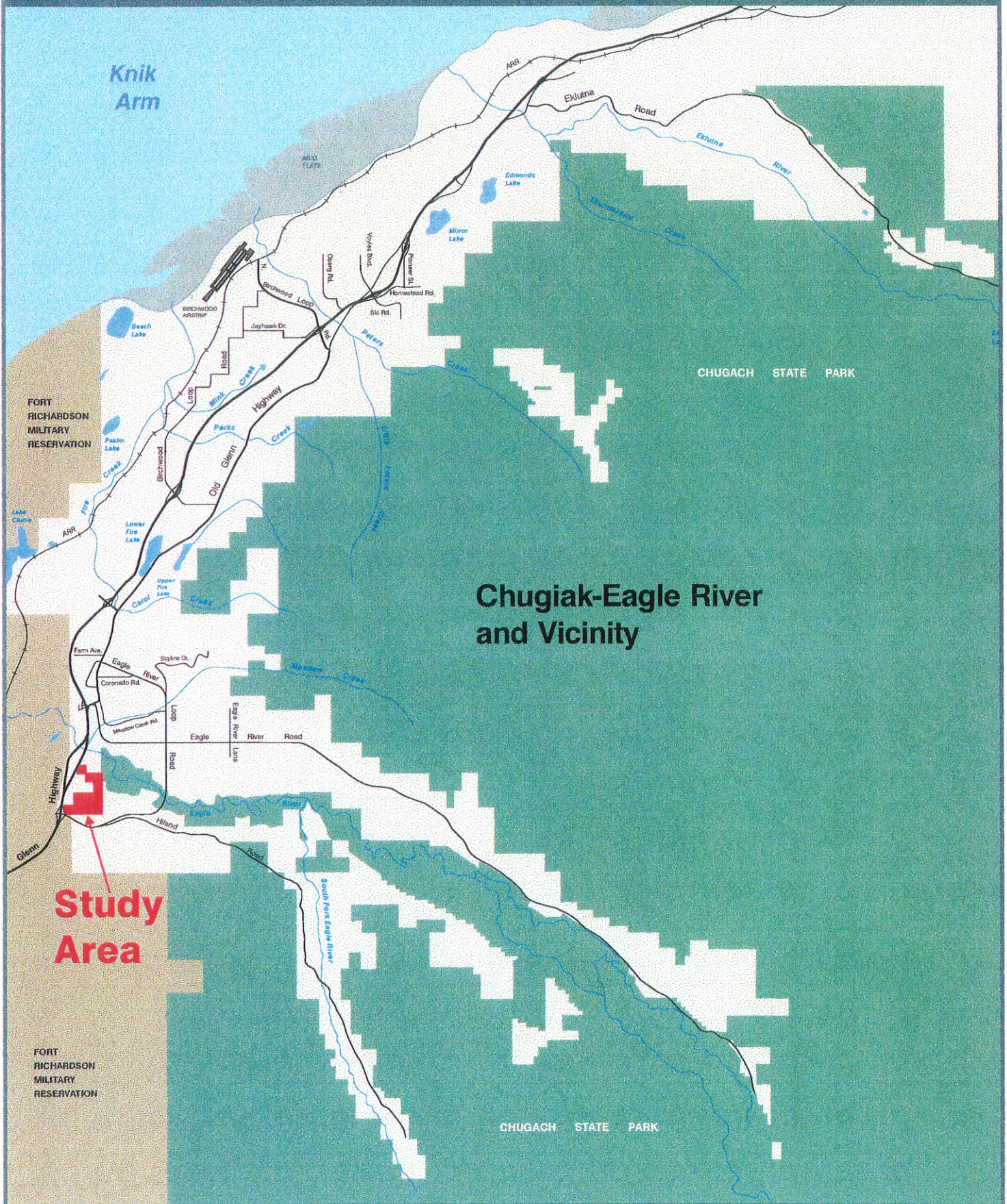
HLB regulations (AMC 25.40.025) require that a site specific land use study address: (a) the need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.; (b) identification of historical and natural landmarks, natural hazards, and environmentally sensitive lands; (c) public utility needs; (d) potential residential, commercial and industrial uses; (e) land use compatibility with adjacent areas; and (f) consistency with land uses identified in the Comprehensive Plan and zoning for the area.

The **HLB Parcel 1-085 Land Use Study** was prepared because the Comprehensive Plan and implementing measures applicable to this area did not provide sufficient direction to guide future land use activities on the property. The study met both the requirements of AMC 25.40.025 and the Comprehensive Plan regarding site specific studies for undesignated, uncommitted HLB lands. Review and approval of the study complied with the public process procedures under AMC 25.40.030, and included review by area community councils, the Heritage Land Bank Advisory Commission, the Planning and Zoning Commission, and the Assembly.

Vicinity Map



0 1 2 miles



Chugiak-Eagle River and Vicinity

Study Area

CHAPTER 2. STUDY AREA DESCRIPTION

HLB Parcel 1-085 consists of approximately 126.5 acres. The property is legally described as BLM Lots 17, 18, 29, 30, 33-36, 51-55, 71, 72, 85-94, 104-111, portions of 112 and 124, 125-127, Township 14 North, Range 2 West, Section 14, Seward Meridian, Alaska. The study area also includes an 18.4-acre site that was originally part of Parcel 1-085, but is now under the management authority of the municipal Department of Public Works (DPW) and used for storage of road maintenance materials. The DPW site has been evaluated in this study relative to its compatibility with future land use on Parcel 1-085.

The municipal property is generally located south of Eagle River, east of the Glenn Highway, and north of the Hiland Road/Eagle River Loop Road intersection. The property is located within the South Fork Community Council area. Maps 2 and 3 provide aerial photography and topography for the property.

A study of the general area including Parcel 1-085 was undertaken in the mid-1980's as part of an areawide 20-year school site selection study. At that time, land in the Hiland Road area was under consideration for future elementary and high school locations. Preliminary engineering assessments on the feasibility of locating these schools in the general vicinity were completed in 1987. General information on soils and hydrology in the area is taken from these assessments.

I. PHYSICAL CHARACTERISTICS

Topography and Vegetation

The parcel is part of a broad-topped, east-west oriented plateau above Eagle River. The plateau is gently sloping, except for steep slopes at the northern end where the land drops sharply toward the river. Elevations on the parcel range from 300 feet to 500 feet. Portions of the steep slopes on the bluff line above Eagle River exceed 70 percent.

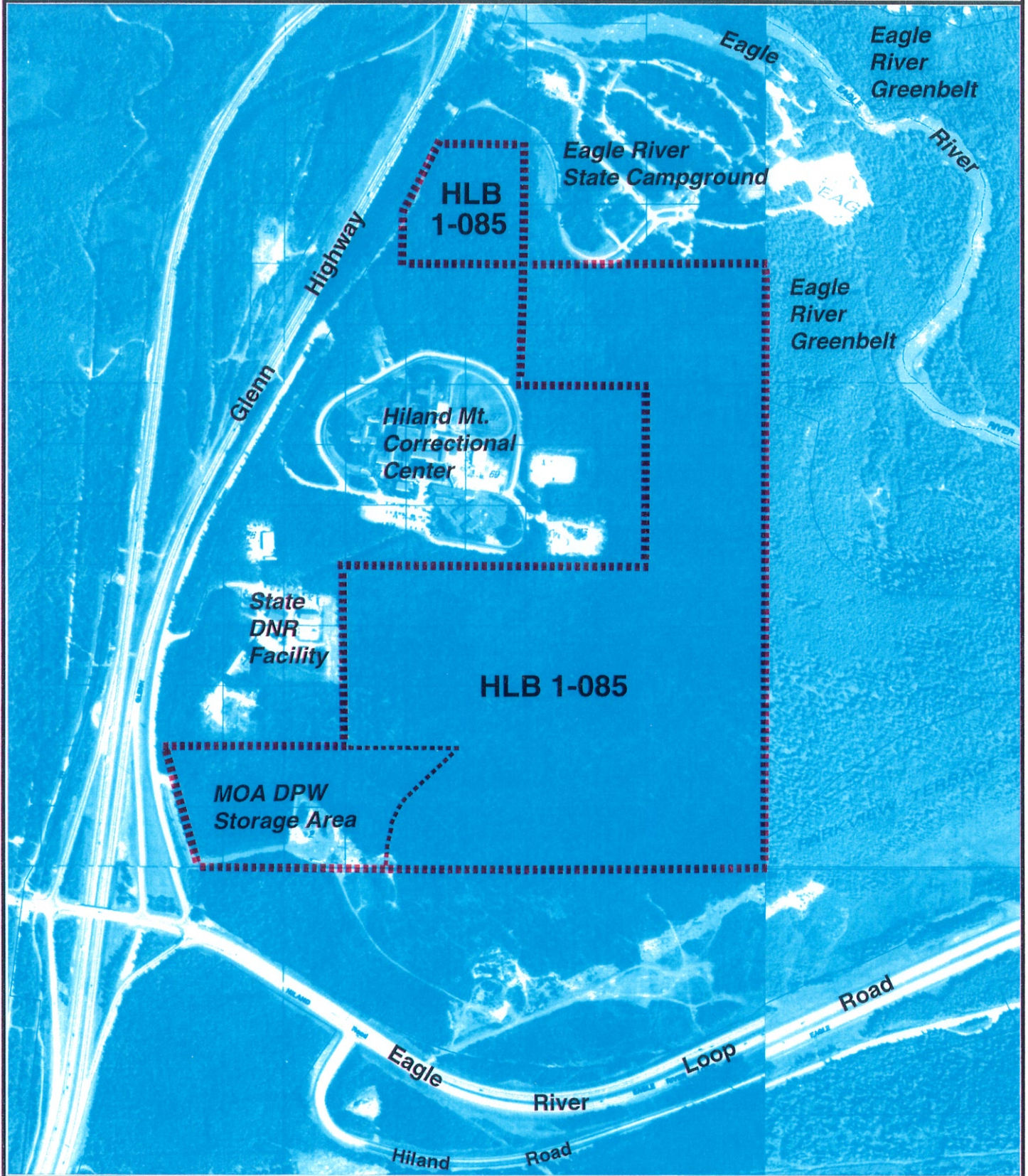
The property is rather uniformly vegetated with mature, mixed deciduous trees and spruce forest with little understory. Dense stands of birch are present. Mature spruce in the area have been heavily infested by spruce bark beetles and there are large numbers of standing dead and dying trees. The physical appearance of the property will eventually change as these trees die and fall down. The surviving deciduous will be more vulnerable to destruction from high winds that occur in the area. The smaller, younger spruce may survive



Aerial Photography

Date of Photography:
Approximate Scale:

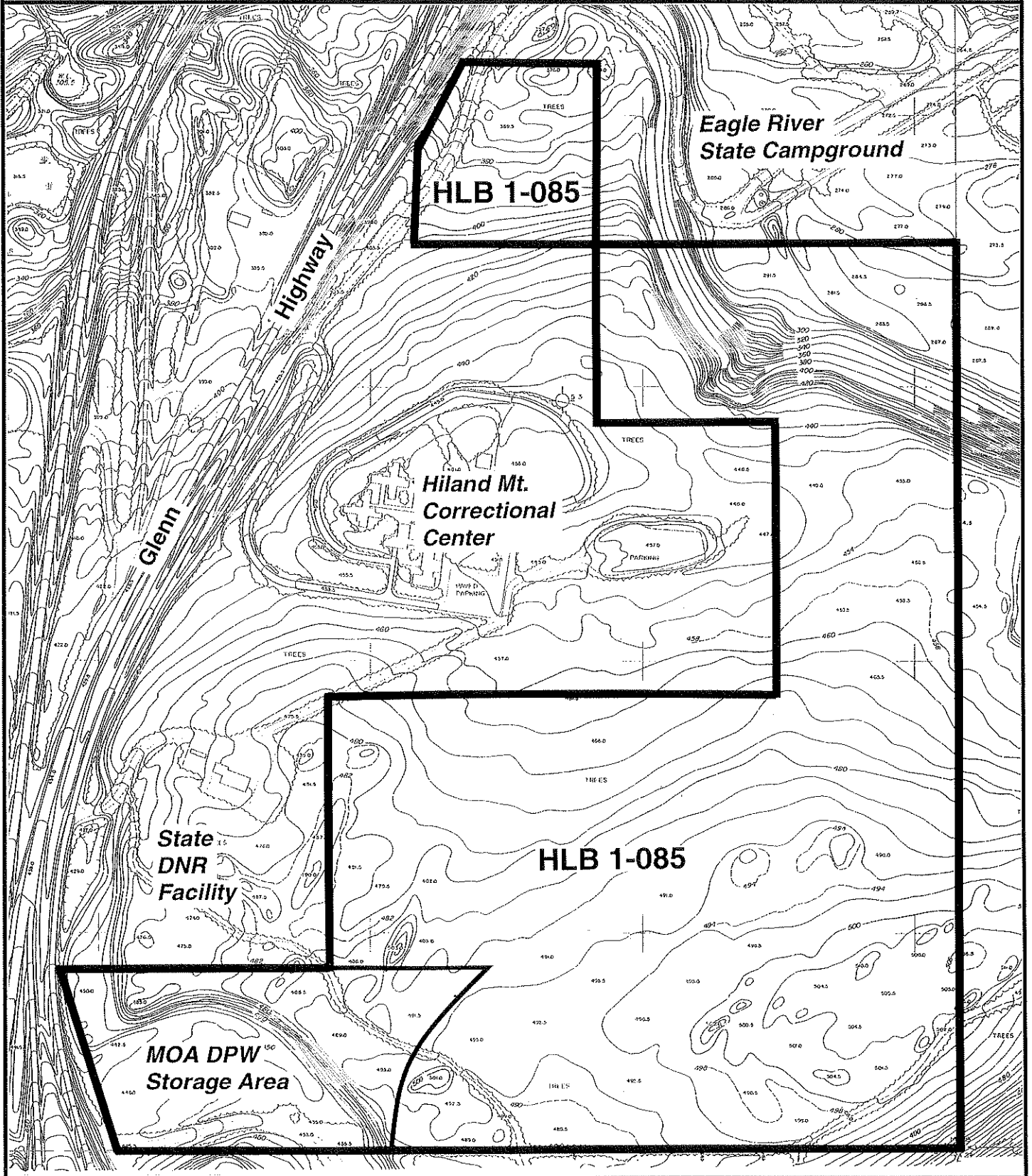
6-30-94
1" = 750'





Aerial Topography

Aerial Topography: 5-15-79
Approximate Scale: 1" = 500'



the beetle epidemic, but the forest character will likely change, becoming more open, and dominated by brush with only scattered stands of trees.

The property currently offers some value as wildlife habitat. Moose and black bear are common in the area. Wolves also travel through the area. One of the main river crossings for the Ship Creek wolf pack is under the Eagle River Bridge. The forested sections of the parcel provide standard habitat for most resident bird species. Because of the high beetle infestation, there is an associated high concentration of species that feed on beetle larvae, particularly woodpeckers.

Hydrology and Drainage

There are no streams, waterways, drainage ways or wetlands on Parcel 1-085.

The depth of the water table in the area is unknown, but it is expected to be deep. Water was not encountered in test holes excavated to depths of 8 to 12 feet in the vicinity during previous geotechnical investigations. The property appears to be naturally well-drained and special drainage systems for new development may not be required. Prior engineering analyses recommended that surface drainage from development near the bluff be controlled so that channelized flow does not occur and cause erosion.

Soils

Soils are considered generally good in the area. The terrain has been mapped as glacial till (Gt). Till is material deposited by glacial ice and composed of materials varying in size from fine-grained to boulder proportions. Previous soils investigations indicate that the property is blanketed with a thin layer of forest litter and silty surface soils. Below the surface, the soils consist of slightly to very slightly silty sandy gravel with abundant cobbles and boulders. The frost susceptibility of the silty sand and gravel is moderate. Based on previous soils information, soils in the area were found to be suitable for conventional shallow foundation systems. Prior to construction, silt and organic material would have to be removed from building areas and replaced with non-frost susceptible soil.

Hazards

The 1979 Harding Lawson Associates (HLA) **Geotechnical Hazard Assessment Study** evaluated seismic hazard in the area. According to the study, the northern half of the property is in an area of moderately low ground failure

susceptibility, rated risk level 2 on a scale of 1 to 5. The southern half is in a low risk area, rated level 1 on the same scale. These ratings are based on soil type, not proximity to a fault.

There is the possibility that the Border Ranges Fault (synonymous with the Knik Fault) may cross the area; however, uncertainty clouds studies on the fault location. It is agreed that a fault traverses the Eagle River Valley on or near the municipal property, but there is not sufficient information available to precisely locate the fault trace. Evidence of the fault has been found in bedrock outcrops near the Eagle River Campground with little evidence of the fault anywhere else in the Eagle River area. An inactive fault is generally defined as one with no major movement in the last 10,000 years. It appears the Border Ranges Fault falls into this category, according to a geologist who has traced the fault.

The soils present in the area have low potential for earthquake induced ground failures. However, there could be the potential hazard of ground rupture under a building constructed over the fault trace. Exploratory trench work was recommended on school sites previously considered in the area to avoid siting a building on top of the fault trace.

The 1979 HLA study also indicates that the area is within a high wind area. The Alaska Department of Transportation and Public Facilities (ADOT&PF) March 1985 **Environmental Report for the Eagle River Loop Road Extension** states that "during the fall and winter, 'Chinook' winds have produced gusts up to 70 mph at the [new] Eagle River bridge crossing. Maximum wind velocities are unknown. Strongest winds are anticipated near the Hiland Road Interchange where winds are channelized."

There is no potential for snow avalanches nor any evidence of flood hazard on the property. Slope stability is not a problem away from the bluff line.

There is a former landfill near the property that was operated during the 1960's and 1970's. It is unknown what types and amounts of waste were deposited and buried there during its first decade of use. Unconfirmed reports have indicated that toxic wastes may be buried there, but it is generally believed that the area contains only typical household trash. Use of the area as a landfill ceased in 1977. Groundwater was monitored at the eastern end of the landfill area by the Municipality until 1991 with no reports of contamination problems. Long-term monitoring of the area by the state Department of Environmental Conservation (DEC) is planned to detect any leachate of pollutants into groundwater. Natural drainage from the landfill area is toward the east, away from and at a lower elevation than Parcel 1-085. DEC also plans to monitor the area for gas leachate. Gas leachate problems are not expected if underground utility corridors are not located directly over the old landfill site.

Historical/Natural Landmarks

No historical or natural landmarks were identified on HLB Parcel 1-085.

II. SURROUNDING LAND USE AND ZONING

The parcel is located in a largely undeveloped area where land ownership is dominated by the State, the Municipality, and two private interests -- Eklutna, Inc. and LUSO, Inc. A significant portion of the state owned property is managed by the Mental Health Land Trust (MHLT).

The Hiland Mountain/Meadow Creek Correctional Center is located west of the property. The facility is a medium-security prison operated by the State Department of Corrections (DOC) that houses 297 inmates, 232 men and 65 women (as of 2/20/96). Although there are no plans at this time, it is possible that the facility may expand in the future. According to the DOC, an expanded facility could eventually house more than double the current population. Even with expansion, the facility would remain a medium-security institution.

Directly southwest of the correctional facility is the Eagle River State Maintenance Facility. Most of the area has been used by the State Department of Natural Resources Division of Forestry (DNRF) for a nursery project and a warehouse complex that included storage for fire suppression supplies and a vehicle maintenance shop. There is also a small helipad at the south end of the site that is used infrequently. The nursery project has been transferred to Palmer, where the main air support operations are located.

There is also a building north of the DNRF complex that is used by the DNR Division of Parks and Outdoor Recreation for maintenance and storage purposes. The building also functions as a base for two park rangers and a park maintenance crew.

The state-operated Eagle River Campground is located north of the correctional center on Eagle River. The campground, correctional center, and maintenance facility are all accessible from the Glenn Highway frontage road.

The Eagle River Greenbelt is located north of the property, within Chugach State Park. The campground provides the only developed access to the river and greenbelt. Other access from the north end of Parcel 1-085 would be limited due to steep bluffs above the river.

An abandoned landfill, described in the "Hazards" section, is located southeast of the property. The landfill area was capped in 1994 with clay removed from

the Port of Anchorage as part of a port expansion project. The project required filling four acres of port wetlands with gravel, which was trucked from the Anchorage Regional Landfill after the clay was deposited at the old landfill site. The dense, silty clay will prevent surface water from percolating through the old garbage and possibly contaminating groundwater in the area. However, the clay material is not suitable for building construction.

East of the HLB parcel, there is a proposed residential subdivision, Parkside Estates, owned by LUSO, Inc. The subdivision is zoned R-1 with a special limitation restricting the total number of dwelling units to no more than 320. Subdivision of the 90-acre property has been in the planning stages since 1985. A preliminary plat of the property with 268 lots was conditionally approved in 1995. The plat approval has been appealed by nearby property owners. Pending fulfillment of required conditions and the outcome of the appeal, the owner of this property has indicated that development of the subdivision may begin in 1996. There are a number of conditions among those required for final plat approval that are related to Parcel 1-085. These include easements for drainage, water and sewer, pedestrian walkways, and right-of-way access that must be resolved with the HLB.

There is another residential area east of the HLB parcel, which is owned by Eklutna, Inc., and zoned R-1A for single-family homes. No development plans have been proposed for this area.

The study area includes an 18.4-acre site that was previously part of Parcel 1-085 and had been leased from the Municipality by the Chugiak-Birchwood-Eagle River Rural Road Service Area for storage of road maintenance materials. Management authority of the site was transferred from the HLB to the municipal Department of Public Works (DPW) in 1994.

The HLB parcel is zoned PC, a planned community district, with a special limitation (SL) restricting uses to residential and/or public institutional. Development under the PC regulations requires master plan approval by the Planning and Zoning Commission and the Assembly. The MHLT property south of the parcel is also zoned PC with the same special limitation. The DPW site is in the PC SL zoned area as well. However, DPW has indicated it intends to apply for a rezoning to I-2, a heavy industrial district, to bring the existing use into conformance with the zoning. The correctional facility, the DNR maintenance facility, and the campground are located on property zoned PLI, public lands and institutions district. The Eagle River Greenbelt is zoned PLI-p, public lands and institutions district-park.

There is an extensive area of undeveloped property south of Hiland Road that is zoned R-10, residential alpine/slope district. Most of this land is not suitable for development because of steep terrain.

The surrounding land use and zoning for HLB Parcel 1-085 are illustrated on Map 4. Land ownership in the area is shown on Map 5.

III. ACCESS

There is no existing access to the HLB parcel. Access to the property would be possible via a right-of-way easement that begins north of the Hiland Road/Eagle River Loop Road intersection and crosses MHLT property to the southern boundary of the municipal property. This 100-foot right-of-way has been designed to connect with a 100-foot alignment established through an Intragovernmental Right-Of-Way Permit (IGP) on the HLB parcel. The alignment extends north/northeast to the proposed Parkside Estates Subdivision. Access to the subdivision is intended to be within this alignment.

The right-of-way will align with a future highway interchange that is proposed as the final phase of a multi-phase ADOT&PF project. The extension of Eagle River Loop Road across the river, via the new Briggs Bridge, to its intersection with the Hiland Road interchange represented the first part of this project. That phase was completed in 1992 and provided a four-lane access route to and from Eagle River Valley. A self-actuating signal was installed at the intersection with Hiland Road. The Hiland Road interchange at the Glenn Highway was widened in the second phase of the project in 1993.

In the final phase of the project, a new interchange will be constructed, carrying traffic under Hiland Road and south of the existing interchange to access the Glenn Highway. Access to the new interchange, Hiland Road, and Eagle River Loop Road would be available from the MHLT property, the municipal property, and the proposed residential subdivision. According to ADOT&PF, scheduling and funding of this phase is dependent on the amount of traffic generated from future development in the area. Currently, construction of this phase is not expected prior to year 2010.




As part of the subdivision agreement for Parkside Estates, the developer will be required to build the access road to a 32-foot width, consisting of a 24-foot driving pavement and a 4-foot gravel shoulder on each side of the pavement. This approximates the 33-foot curb-to-curb driving section within the subdivision and will provide a pull-off out of the travel lane, for emergency purposes along the route. The 100-foot right-of-way should accommodate future








Existing Land Use and Zoning



Approximate Scale: 1" = 900'

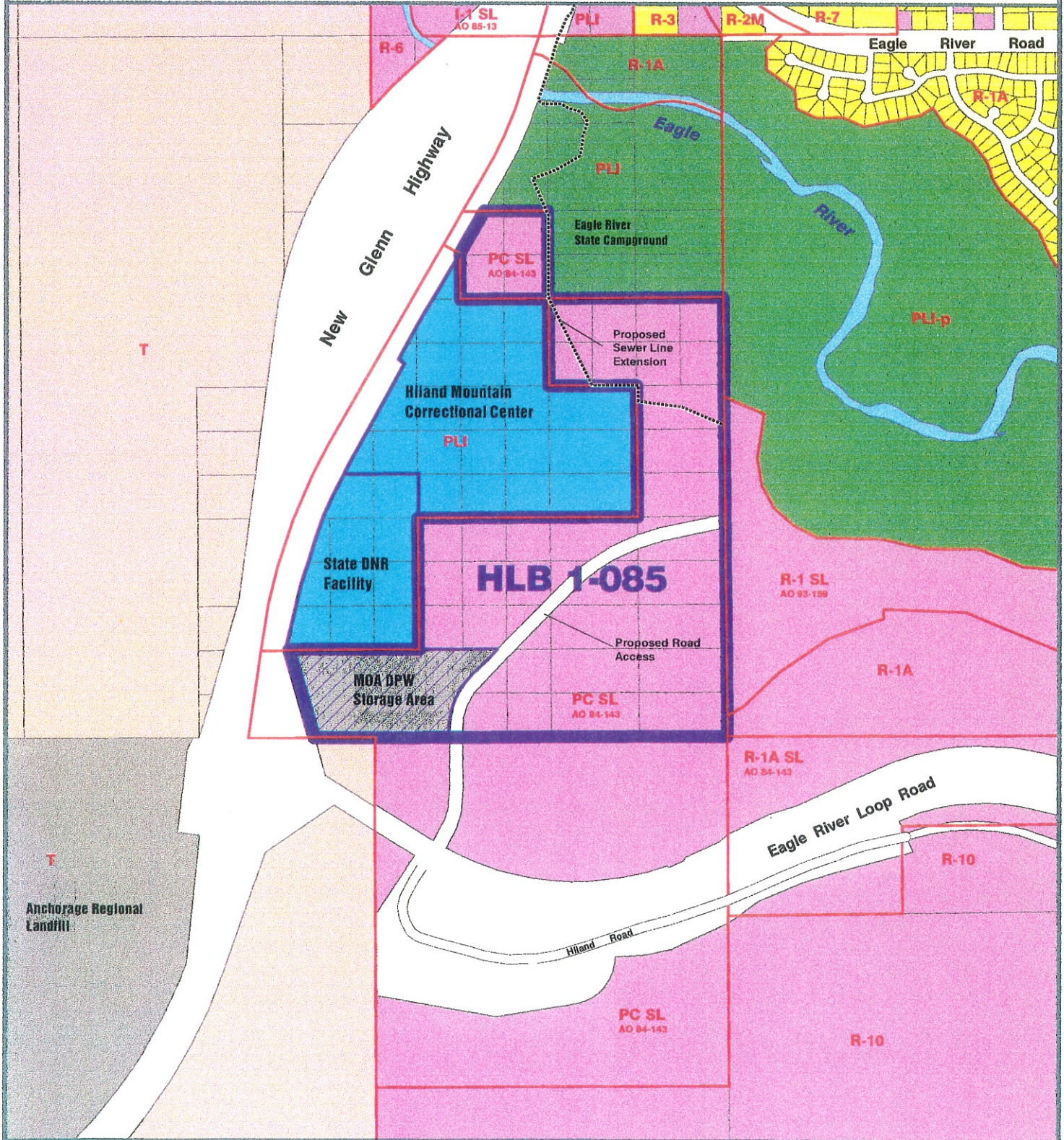
Land Use

-  Single-family Residential
-  Industrial
-  Institutional

-  Parks and Open Space
-  Vacant
-  Military

-  Study Area Boundary
-  Within Study Area, but not part of HLB 1-085

-  Zoning Boundary
-  R-3 Zoning Designation



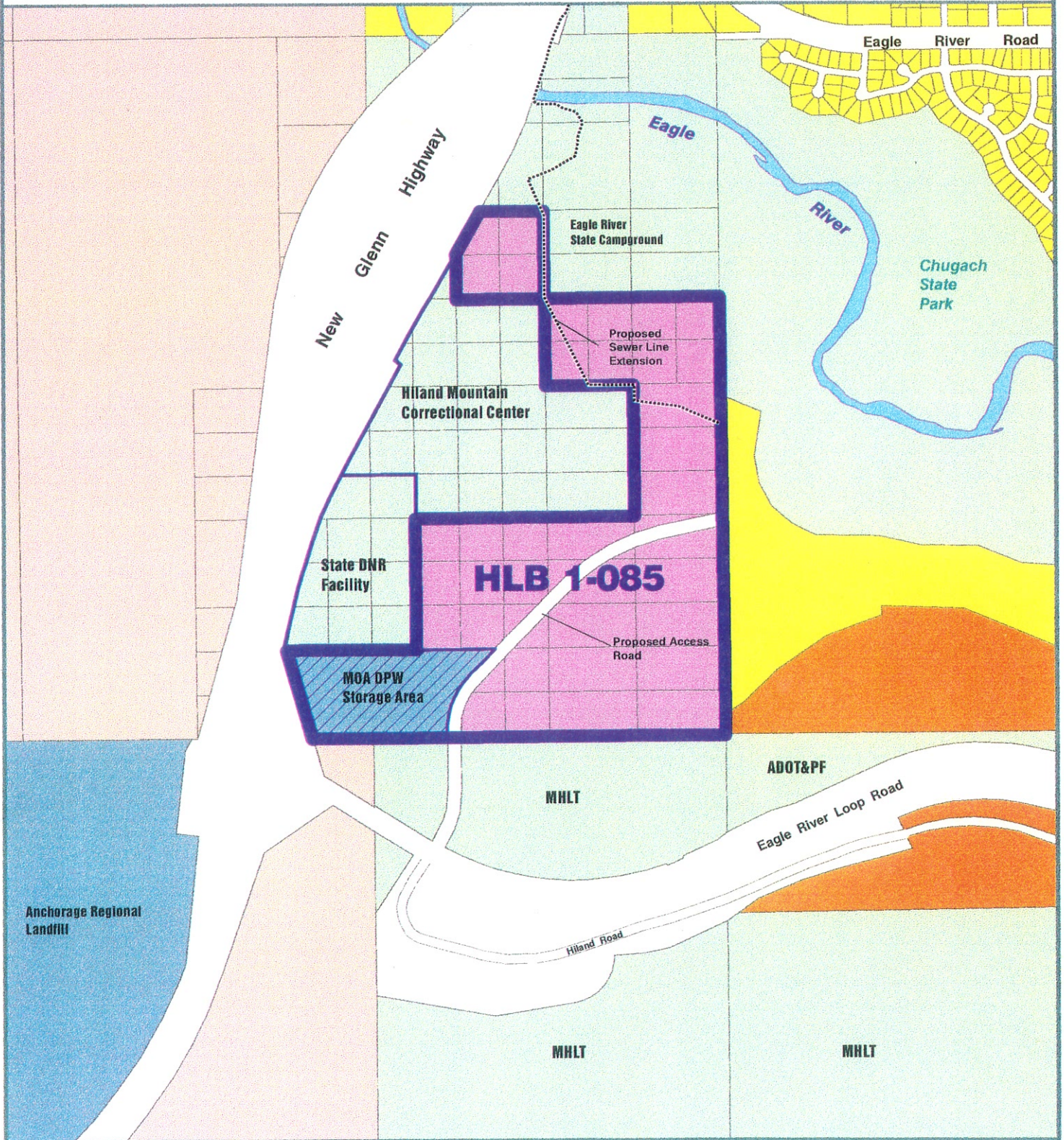
Map 4

Existing Land Ownership



Approximate Scale: 1" = 900'

- Private
- MOA
- State
- HLB
- Federal
- Eklutna, Inc.
- Study Area Boundary
- Within Study Area, but not part of HLB 1-085



development in the area, including future construction of a separated trail and sidewalk. This access road has been identified as a collector street in the September 1995 **Chugiak-Eagle River Transportation Plan** draft. The collector designation represents the ultimate function of the road, which is based on projected traffic volumes that include the proposed subdivision and high school site, and the size of the area to be served.

Channelization and signalization improvements to the Hiland Road/Eagle River Loop Road intersection will also be required. Based on a preliminary Traffic Impact Analysis (TIA) report, the municipal Traffic Engineer recommends the addition of an east bound left turn lane and modification of the existing traffic signal to accommodate the new north leg and east bound left turn lane. The new north leg should be a mirror image of the south leg (Hiland). With future construction of the new highway interchange, this intersection will revert to a three leg intersection with Eagle River Loop Road extending to the Glenn Highway. In previous comments related to the subdivision development, ADOT&PF indicated that a TIA based on full development of the area using the new access road, including the high school, would be desirable at some point in the future.

The nearest existing public transit connection is on the west side of the Glenn Highway where a bus stop is located near the entrance to the Anchorage Regional Landfill. Two bus routes currently serve the vicinity near Parcel 1-085.

There is no existing pedestrian or other non-vehicular access to the property. A bike trail parallels the east side of the Glenn Highway heading south from Eagle River and continues on the west side of the highway south of the Hiland Road interchange. No pedestrian/bicycle pathway was provided on the Eagle River Loop Road extension beyond the southern end of the new bridge. A multi-use trail along the length of the extension is recommended in the 1995 updated **Anchorage Trails Plan** draft. The draft plan also identifies a network of multi-use trails, including cross country ski routes, in the Eagle River Greenbelt below Parcel 1-085. The 1985 **Anchorage Trails Plan** identifies a proposed bike trail along the extension and a cross country ski trail in the greenbelt.

The municipal Department of Cultural and Recreational Services has programmed planning for a snowmachine trail from Anchorage to Eagle River in its 1996 Capital Improvement Budget/Program (CIB/CIP). The plan is to develop the trail in the Glenn Highway right-of-way, connecting Centennial Park Campground in North Anchorage to the Eagle River Campground. The updated **Anchorage Trails Plan** draft recommends a snowmachine trail corridor along the Glenn Highway frontage road west of Parcel 1-085. Construction of the trail will require approval from ADOT&PF.

IV. UTILITIES AND OTHER SERVICES

Existing development in the area is currently dependent on well water and on-site septic systems. However, there are plans to extend public water and sewer services across Eagle River to serve the area.

Parcel 1-085 is located in the Eagle River 3 Sewer Trunk Improvement District (ER-3 TID), which was established by the Assembly in 1994. The TID includes the general area east of the Glenn Highway, south of Eagle River, north of Eagle River Loop Road, and west of the Briggs Bridge. The Anchorage Water and Wastewater Utility (AWWU) is extending a sewer trunk line across the river to serve the TID. The utility purchased an easement across Parcel 1-085 from the HLB in 1995. (The easement alignment is shown on Map 4.) Construction of the extension is scheduled to be completed in summer 1996. Design work for the project included an extensive population projection and evaluation to ensure that the sewer extension will accommodate existing and future development in the TID area.

Water service to this area is scheduled to be provided by Eklutna Utilities, Inc. (EUI), a private utility under the jurisdiction of the Alaska Public Utilities Commission (APUC). Water for the EUI service area is currently provided from three wells near Gruening Middle School. EUI has committed to extending a 12" water line across the river from the southern end of the Briggs Bridge to the Parkside Estates property. Design of the water service within the subdivision will be determined by AWWU as part of the developer's subdivision agreement. The service needs of future development in area, such as the high school, will be taken into consideration.

There is no existing storm drain system in the area. Final plat approval of Parkside Estates requires resolution of drainage and drainage easements, including those necessary on adjacent property, as well as approval of a site drainage plan. Because of its topography, Parcel 1-085 drains naturally toward the north, so a special drainage system may not be required. However, further study may be required, depending on what type of development occurs.

Other utilities are available in the area. Natural gas, electric, and telephone will be extended to serve the proposed Parkside Estates Subdivision. Preliminary plans for extending gas and electric will require easements from service on the DOC property across Parcel 1-085. Telephone will be extended north from Eagle River Loop Road within the proposed access right-of-way. All of these utilities will be available to serve future development within Parcel 1-085.

The parcel is located within the area served by Anchorage police and fire. A police substation is located in downtown Eagle River, about a mile away. Fire

protection would be provided primarily by Station 11 at Mile .25 Eagle River Road. There is also an unstaffed, volunteer station (#13) at Mile 4.2 Hiland Road.

The ADOT&PF is primarily responsible for maintenance of major roads in the vicinity of Parcel 1-085, including the Glenn Highway and Eagle River Loop Road. Local roads are handled on a service area or private basis. The Chugiak-Birchwood-Eagle River Rural Road Service Area maintains local roads in this area.

V. RELATED PLANS, POLICIES, AND REGULATIONS

Chugiak-Eagle River Comprehensive Plan

The **Chugiak-Eagle River Comprehensive Plan** is intended to be a usable, effective guide for community development. The Comprehensive Plan was updated in 1993 based on current information, accepted economic and population projections, and community aspirations.

The Comprehensive Plan recommends a classification of "Not Designated" for the HLB parcel, as well as most of the PC-zoned Mental Health Land Trust property to the south. The "Not Designated" classification is for those areas where development may be appropriate but where location, absence of public facilities, or lack of specific information make near-term development subject to the need for further study. Land in this classification can be developed at any time if supported by studies demonstrating the capacity of the land to accommodate the proposed use, including necessary infrastructure, and if the propose use will have no adverse effects on surrounding neighborhoods or the long-term development of the entire area.

The Comprehensive Plan recommends a residential use classification for the land south and east of the "Not Designated" area. Land to the west, where the correctional center and other state operations are located, is designated institutional. The area to the north along Eagle River is designated parks. There is a small area designated for commercial development on the south side of Hiland Road near its intersection with Eagle River Loop Road.

The Comprehensive Plan also provides direction for evaluating undesignated HLB lands in Chugiak-Eagle River. The specific criteria are detailed in Chapter 1, Introduction.

Anchorage Park, Greenbelt and Recreation Facility Plan: Volume 2, Eagle River-Chugiak-Eklutna and Anchorage Trails Plan

These documents were adopted by the Assembly in 1985. Together the two plans provide the basic planning framework for parks and greenways in the Chugiak-Eagle River area. The **Anchorage Trails Plan** was updated in 1995, but has not yet been approved by the Assembly. Elements of these plans that apply to Parcel 1-085 are discussed in the "Access" section of this chapter and in Chapter 3, Evaluation of Community Facility Needs.

Eagle River Greenbelt Plan

This plan was adopted by Assembly resolution in 1985 to guide the acquisition and later development of a river corridor park known as the Eagle River Greenbelt. The plan envisioned setting aside lands along Eagle River primarily for recreational use and wildlife habitat protection. Following the plan's adoption, the State, rather than the Municipality, acquired about ninety percent of the greenbelt lands identified in the plan. This was accomplished through a land exchange with Eklutna, Inc.

The plan recommends a 75-foot buffer setback from the slope edge along a portion of the ridge south of Eagle River. This setback affects only the northeast corner of Lot 55 within Parcel 1-085. The plan also shows Lots 33-36 and 51-54 within Parcel 1-085 as part of the recommended greenbelt area. These lots along with the rest of Parcel 1-085 were in the HLB at that time. The 1984 **Heritage Land Bank Inventory** recommended retaining this parcel in the HLB for possible disposal or possible exchange with Eklutna, Inc. However, Lots 33-36 and 51-54 were not included in the acquisition area when the State executed the land exchange with Eklutna, Inc. for greenbelt lands. These lots were not identified later, when the Municipality indicated other critical areas outside the State's acquisition area to be included in the greenbelt. (The lot configuration of Parcel 1-085 is shown on the HLB Inventory map in Appendix A.)

Chugiak-Eagle River Transportation Plan

A draft plan was prepared in September 1995. The plan as it applies to Parcel 1-085 is discussed in the "Access" section of this chapter.

Heritage Land Bank Inventory of Lands

The 1993 **Heritage Land Bank Inventory** recommends that a master plan be prepared for Parcel 1-085 to determine appropriate uses.

AMC 25.40 Heritage Land Bank

A revised version of AMC 25.40 was adopted by the Assembly in December 1995. (See AO 95-198 S-3 in Appendix A.) This ordinance defines the purpose and mission of the HLB and provides direction for completing site specific land use studies for HLB lands. The requirements under this ordinance as they apply to the land use study are discussed in detail in Chapter I, Introduction.

CHAPTER 3. EVALUATION OF COMMUNITY FACILITY NEEDS

AMC 25.40.025 requires that a site specific land use study for an HLB parcel shall address the need for community facilities at that location. To help meet that requirement, various municipal departments were contacted and asked to identify any specific facility needs that might be suitable for location on Parcel 1-085. In response to the request, several needs were identified by municipal agencies. Other comments related to the use of the land were also received from non-municipal entities. (Requests and comments are included in Appendix B.)

I. MUNICIPAL AGENCIES

School District

(1) The Anchorage School District (ASD) previously requested that a 50-acre site be reserved on Parcel 1-085 for a future high school to serve the Eagle River area. The reservation was approved by the Heritage Land Bank Advisory Commission and reserved by Assembly resolution in 1994. (See AR 94-56 in Appendix B.) The site was reserved for five years with the condition that the ASD would verify its continued need for the site if a request for disposal of the site or a portion thereof was received by the HLB. Reservation of the site will require review and renewal after the five year period expires. The ASD has indicated its desire to maintain the reservation status of the site. It is not anticipated that a new high school will be needed before year 2010.

(2) In addition to the 50-acre high school site reserve, the ASD requested that an area of up to 10 acres be reserved on Parcel 1-085 for a general school maintenance facility. The facility would serve as a depot and servicing facility for the Chugiak-Eagle River area, which currently includes six elementary schools, one senior high and one middle school. In addition, a second middle school is under construction and a second senior high will be needed at some point in the future. Additional elementary school needs may also be identified. Currently, a maintenance staff of twenty serves the Chugiak-Eagle River school service area. Generally, one staff person is required for every 38,000 square feet of school space.

Locating a maintenance facility at this site would eliminate the need to transport staff, equipment, and materials to the Chugiak-Eagle River area from the District's maintenance headquarters off Huffman Road in South Anchorage. Depending on funding availability, the ASD would like to construct a large structure (over 3,000 square feet). The building would provide space for staff offices, indoor storage of equipment and materials, and equipment maintenance

and repair. The site would also be used for outdoor storage of heavy equipment needed for such tasks as grounds maintenance and snow removal, for storage of materials such as sand and salt, and other materials associated with school maintenance requirements. There are no definitive plans or funding dedicated to developing the facility at this time.

Parks and Recreation

The Chugiak-Eagle River Parks and Recreation Division of Cultural and Recreations Services recommended that developable land for both a 5- to 10-acre neighborhood park and a 20- to 50-acre community park be provided on the property to serve that area of Eagle River. Parks and Recreation staff noted that the Comprehensive Plan identifies the need to provide community and neighborhood parks to serve the growing population.

Municipal park standards are based on standards set by the National Recreation and Park Association. The 1985 **Anchorage Park, Greenbelt and Recreation Facility Plan** describes neighborhood parks and community parks as follows:

Neighborhood parks are intended to provide a variety of recreational opportunities within residential settings. They are typically 5 to 20 acres in size, serving a population of two to ten thousand within a 1/4 to 1/2 mile radius. Community parks range in size from 20 to 100 acres and serve a population of 10,000 to 50,000. Motorized access is important as these parks serve an area within a 1/2 to 3 mile radius. Compared to neighborhood parks, community parks allow recreational activities that require larger amounts of space, such as softball and soccer fields.

The "Eagle River-Chugiak-Eklutna" component of the 1985 **Anchorage Park, Greenbelt and Recreation Facility Plan** addressed park, greenbelt, and trail needs in the Chugiak-Eagle River area. The South Fork area is included in Park Planning Unit 1. Based on projected population levels, the 1985 plan recommended that the old municipal landfill be developed as a community park. It was suggested that a park at this location could accommodate identified facility needs of ballfields, and tennis and basketball courts. It was anticipated that, with the existing Hiland Road interchange and the then proposed new Eagle River bridge, there would be good access to a community park at this location for Eagle River residents. It was also noted that, with the new Eagle River bridge, residents of Park Planning Unit 1 (South Fork) would have improved access to recreational facilities at the Lion's Club Park and Gruening Junior High School sites across the river.

Using the 1985 plan as a basic planning framework, the 1993 Comprehensive Plan indicates that South Fork will need a community park, assuming a 20-year projected population of 46,000 for Chugiak-Eagle River. The Comprehensive Plan also notes that there are not enough large fields for soccer in the Chugiak-Eagle River area.

The old municipal landfill site was described in detail earlier in this study. The clay cap placed over the landfill has created a suitable area for recreational development and Chugiak-Eagle River Parks and Recreation is investigating the possible acquisition of a portion of the capped area from the MHLT for development as playfields. No funds for such a project have been programmed at this time. This site would provide a suitable option for a community park to serve South Fork, as recommended in the 1985 parks plan and the Comprehensive Plan, rather than using a portion of Parcel 1-085. Based on municipal park standards, it also appears that Parcel 1-085 does not offer the best location for a neighborhood park, as this facility is best sited within a residential area not on the periphery as it would be in this situation.

In addition to the old landfill site, there are other opportunities for future recreational use in the area. The life expectancy of the Anchorage Regional Landfill will be reached in year 2050. It is anticipated that once the landfill area is depleted, it will provide an appropriate option for passive recreational activities.

Public Works

Management authority of an 18.4-acre portion of HLB 1-085 was transferred to the municipal Department of Public Works in August 1994. It was determined that the site is "not surplus to municipal needs and is not to be considered for disposal for any other use or purpose." Limitations of the management authority state that the property is "to be used, managed, developed, and improved for those activities which advance the purposes of road maintenance for the Department of Public Works, Street Maintenance Division."

Although the DPW site is no longer part of HLB 1-085, it has been evaluated as part of the study area. The site is currently used for storage of sand, aggregate, and other street maintenance materials owned by the local road service area. The site is bisected by a ridge which affects development and use of the site. If a rezone to I-2 is approved, the DPW plans to expand the site use to include additional material storage areas, heated and unheated storage, water and oil storage, and office space.

DPW has indicated the need for long-term use of this site to serve the Chugiak-Eagle River area due to the lack of other suitable, available municipal sites. The

Eagle River Valley Community Council and the Chugiak-Birchwood-Eagle River Rural Road Service Area both endorse the continued use of this site to support street maintenance in the Chugiak-Eagle River area.

Other

The other municipal departments that were contacted indicated they have no identified need for a facility at this location. However, long range planning for certain services has been limited to date for the Chugiak-Eagle River area. For example, in addressing issues of public safety, the Comprehensive Plan identifies the need to develop a community police plan for the area "to determine an appropriate and acceptable level of police protection and crime prevention, and the means to achieve it." It also notes that, while it is recognized that "a uniform level of fire protection cannot be provided throughout the area, disaster planning for the area may not consider "the specific, and perhaps unique, needs" of the overall community. The Comprehensive Plan also points out that, as the area's population grows, there will be a concomitant increase in the number of people needing health and social services and in the types of services needed. This, in turn, will require expansion of "health care personnel, services, and, probably, facilities." It is possible that greater demands will be placed on government-sponsored programs and facilities.

Further, in its implementation chapter, the Comprehensive Plan emphasizes that greater demands will be placed on local government to provide additional and more extensive public safety and social services and that provision of such services should be based upon master plans. Because such plans have yet to be completed, it may be premature to assume that other municipal agencies will not have long-range needs for public facilities at this location.

II. NON-MUNICIPAL AGENCIES

State Parks and Outdoor Recreation

The state Division of Parks and Outdoor Recreation submitted three specific recommendations regarding the future use of HLB 1-085:

(1) The agency requested that the 9-acre portion along the Glenn Highway Frontage Road be retained in the HLB for future public use, such as a visitor center, camping, or other yet to be identified public purpose. If sold and developed, the agency requested that a buffer be established "to maintain the natural appearance of the campground entrance."

(2) The Division of Parks and Outdoor Recreation is interested in acquiring the portion of the northern part of the HLB parcel that is located below the bluff and adjacent to the state-operated Eagle River Campground. The State proposes to add a second loop to the campground and 11 of the 39 proposed campsites would be located on the HLB property. Although it is not in the position to construct the campground expansion or to acquire the land from the HLB at this time, the agency requests consideration be given to its future use of this area.

(3) The agency also recommends that a 100-foot corridor through the HLB parcel be provided for a snowmachine trail. The suggested alignment parallels the proposed access road, then the eastern boundary of the correctional center, north to the new sewer line easement, then down into the campground. This alignment is not proposed in the Chugiak-Eagle River element of the updated draft **Anchorage Trails Plan**. A snowmachine trail is proposed that travels along the east side of the Glenn Highway to the Hiland interchange then continues along the highway frontage road to Eagle River. The intent is to locate the trail within the highway right-of-way. The state Department of Corrections has voiced its opposition to the proposal to locate the trail along the eastern boundary of the Hiland Mountain Correctional Center, saying it would “negatively impact the institution’s security.” The developer of the proposed Parkside Estates Subdivision also objected to an alignment through the HLB property because of the noise impact on the residential area. Both parties support a trail location within the Glenn Highway right-of-way.

State Corrections

The state Department of Corrections has indicated that it currently has no plans for expanding the Hiland Mountain Correctional Center or for acquiring adjacent land from the Municipality in order to do so.

Public Utilities

Preliminary plans indicate that easements across Parcel 1-085 will be required to extend natural gas and electrical power to Parkside Estates Subdivision. For gas extension, Enstar engineers may require a 10- to 15-foot easement from the southeast corner of the DOC property to the new road access. Matanuska Electrical Association will need a 20-foot easement, possibly near the existing sewer line easement. The utilities will have to apply to HLB for the easements.

III. COMMUNITY COUNCILS

Input regarding land use on Parcel 1-085 was also requested from three area community councils: South Fork, Eagle River Valley, and Eagle River.

Suggestions from the councils included using the northern portion of the parcel for campground and/or park expansion; siting a fire substation on the property to serve future development in the area; providing an open space or recreational area for proposed residential development; ensuring an adequate buffer between the correctional center and residential use; leaving the property undeveloped; and designating an area for commercial development to serve existing and future South Fork residents.

CHAPTER 4. LAND USE ALTERNATIVES

Three land use alternatives were developed for HLB Parcel 1-085. For each alternative, the parcel was divided into five subareas identified as A, B, C, D, and E. The DPW site has been included as Subarea F.

I. ALTERNATIVE 1 (MAP 6)

Subarea A: Institutional category, PLI zone with special limitation restricting use to recreational.

This 9-acre area is isolated from most of HLB 1-085 by the correctional center to the south and the steep bluff line to the southeast. The parcel slopes gently northward toward the campground and has access from the Glenn Highway frontage road. Subarea A is suitable for recreational use, such as a park visitor center or camping area. A public recreational facility, such as one associated with Eagle River State Campground and/or Eagle River Greenbelt, would be a permitted use under the PLI zoning district. Site plan review is required for any permitted use in the PLI district. (The PLI zoning regulations are included in Appendix C.)

A commercial recreational use would only be allowed as a conditional use in the PLI district. A conditional use requires site plan review and public hearing before the Planning and Zoning Commission. Standards for conditional use (AMC 21.50.020) require an assessment of compatibility issues and potentially negative impacts of the proposed use. Development of this parcel would also require highway screening along the frontage road (AMC 21.45.130.2.b).

Subarea B: Park/Open Space/Buffer category, PLI zone.

Subarea B is located north of the proposed access road and includes about 32.5 acres. The northern twenty acres of Subarea B is largely undevelopable because of the steep bluff traversing the parcel. The portion below the bluff, about five acres, would be suitable for state acquisition to accommodate future expansion of the campground. A 30-foot wide municipal sewer line easement crosses Subarea B near the top of the bluff line to the eastern boundary of HLB 1-085.

Subarea B is also intended to include an area for a future trail corridor. The trail is recommended as an unpaved, non-motorized trail that would provide a connection from the access road and future high school facility to the network of trails proposed in the Eagle River Greenbelt in the updated **Anchorage Trails Plan** draft. The proposed trails include cross country ski routes, so a connection to these trails would be beneficial for both residents and high school students. A

20-foot width is generally considered suitable for a cross-country ski trail. However, further study is required to determine the most appropriate trail design and alignment. A trail corridor for motorized use is not recommended in this area because of potential conflicts with other uses in the area and the amount of cleared area and paving required for this type of trail. The campground expansion and trail corridor would be permitted uses with site plan review required in the PLI district.

The remainder of Subarea B is recommended for open space designation to provide a buffer between the correctional center and proposed residential development to the east. The DOC supports a minimum 300-foot buffer to separate these uses. Alternative 1 provides a 450-foot wide buffer area.

Subarea C: Residential category, R-1 zone with special limitation restricting maximum number of dwelling units to 10.

This area consists of about three acres adjacent to residentially zoned property, the proposed Parkside Estates Subdivision. The parcel is generally level and well-suited for development. Because of the steep bluff, residential development of the private property immediately east of Subarea C is restricted to a street access and a single tier of lots. Subarea C could be developed as another tier of lots on the other side of the street. The subarea does not extend north beyond the sewer line easement, keeping it about 200 feet back from the edge of the bluff.

The R-1 district is intended for urban/suburban single-family residential areas with low population densities. This option provides additional residential land in an area to be served with public water and sewer at densities compatible with those allowed in the surrounding area. The special limitation (SL) effectively restricts density to 3.6 dwelling units per acre (dua). This SL is equivalent to that of the adjacent property which is zoned R-1 with a SL that also restricts the total number of dwelling units allowed and creates a 3.6 dua. The actual average density of the proposed subdivision is 2.9 dua.

The presence of the medium-security correctional center is not considered a deterrent in locating residential development in the vicinity. Studies of correctional facilities located in developed areas have concluded that opposition to such facilities is usually based on unfounded fears about crime, reduced property values, and negative effects on quality of life (PAS Memo, July 1988). The open space area to the west offers a substantial buffer, about 450 feet, to provide separation between the residential use and the correctional center. A 100-foot natural vegetative buffer is also recommended south of Subarea C along the proposed access road.

Subarea D: Institutional category, PLI zone with special limitation restricting use to government service/maintenance centers.

Subarea D consists of 25.5 fairly level acres. The ASD has requested that a site of up to 10 acres be reserved in this area for a future school maintenance facility. The facility would serve as a depot and servicing facility for all schools in the Chugiak-Eagle River area. Locating a satellite facility at this site would eliminate the need to transport staff, equipment, and materials to Chugiak-Eagle River from the District's headquarters in South Anchorage. It is also possible that a similar municipal facility, such as one for Chugiak-Eagle River Parks and Recreation, could be located in this area with the ASD facility. It is not the intent that the entire site, excluding the recommended buffers, should be cleared and developed for this type of use. A government service/maintenance center is allowed as a conditional use in the PLI district, which requires a public hearing and site plan review by the Planning and Zoning Commission. This process ensures careful review of any proposed plans for the site.

It is also recommended that a 100-foot natural vegetative buffer be retained along the northern and eastern boundaries of Subarea D. A 100-foot width is recommended because much of the existing vegetation consists of mature growth with little understory to provide effective screening. The loss of mature spruce trees due to beetle infestation is also a consideration.

The intent of the eastern buffer is to provide a natural screen along the proposed right-of-way to separate the use from vehicular and non-vehicular traffic using the road, and the trail or sidewalk that may be located on the west side of the road. Driveway access to development on Subarea D should be designed to maintain maximum visual buffer. The driveway should be curved to avoid direct line-of-sight from the road into the developed area.

The buffer on the northern boundary is intended to provide some separation from the correctional center. No buffer is proposed along the western boundary as activity at the state DNR facility is similar to that proposed for Subarea D. The DPW storage site is located immediately south of Subarea D; however, no development is proposed for the area adjacent to Subarea D, so the undeveloped area will serve as a natural buffer separation.

This option represents a compatible use in the area. Its function would be similar to the adjacent facility to the west. It does not present a direct conflict with the correctional center to the north. The required buffer helps ensure visual separation from the high school and the roadway. It also provides a practical, efficient location for satellite facilities such as the ASD maintenance facility.

Subarea E: Institutional category, PLI zone, public high school.

This 50-acre area was previously reserved as a future high school site. (Details of the reservation are discussed in the "Evaluation of Community Facility Needs" chapter.) A public high school is a permitted use in the PLI district. The site is located a short distance from the DOC property. According to the ASD, there are no established standards for locating schools in the vicinity of correctional facilities. However, the proximity of the correctional center to the site is not considered a deterrent to locating a high school there. Recommended buffers along the perimeter of the DOC property and the proposed access road would help provide separation between the two uses.

Previous studies reviewing possible school sites in this area addressed the issue of the Border Ranges Fault and the potential hazard relative to schools. Because a high school is a public facility where a large population is concentrated for an extended period of time, it is recommended that exploratory trench work be done on the site prior to construction to ensure that the building is not constructed over the fault trace.

A 100-foot natural vegetative buffer is recommended on the eastern boundary of the site to buffer the adjacent residential area. The 100-foot buffer width is considered appropriate for reasons discussed earlier. As there is currently no proposed use for the MHLT property south of the school site, the issue of a buffer would have to be addressed at such time that the school is developed or use of the adjacent property identified. The site currently consists of 50 acres, the School District's standard for senior high school sites. Additional buffer requirements may affect the amount of space desired for facility development.

Subarea F: Industrial category, I-2 zone, DPW storage area.

Although Subarea F is not part of HLB 1-085, its current use and long-range expansion plans were evaluated relative to compatibility with future land use on the HLB property. Alternative 1 includes the DPW site as a reasonable use for the area. There is support in the community for continued use of this site as a road maintenance facility. There does not appear to be another municipal property as well located or suitable for development as a road maintenance facility. However, in considering a rezone of the site to I-2, a heavy industrial district, a number of concerns should be addressed:

- The visual impacts of site activities need to be considered. Activities on the site should not be substantially visible from the Glenn Highway and its frontage road. The height of storage piles should be limited to reduce visibility from the Glenn Highway and its frontage road. Higher elevations of the site should be protected from development.

- A 100-foot buffer which retains the existing natural vegetation along the eastern property boundary is recommended in this study. Highway screening along the frontage road is also required (AMC 21.45.130.2.b).
- Access to the site should be restricted to the Glenn Highway frontage road. No access should be allowed from the proposed road on Parcel 1-085.
- Use of the site for snow disposal should be prohibited.
- A site plan should be submitted with the rezone request. The site plan should address the extent of vegetation to be cleared, current and future land uses, including structures and storage piles, and landscape/buffer requirements.

II. ALTERNATIVE 2 (MAP 7)

Subarea A: Same as Alternative 1.

Subarea B: Same category and zone as Alternative 1, except that the open space/buffer area east of the correctional center consists of a 300-foot wide natural vegetative buffer. The trail corridor discussed in Alternative 1 would be located within this area.

Subarea C: Residential category, R-1 zone with special limitation restricting maximum number of dwelling units to 20.

This option represents a 5.5-acre area for residential development, an increase from the 3-acre version in Alternative 1. Access would be from adjacent residential development or from the proposed subdivision access road. Like Alternative 1, this option would provide additional residential land in an area to be served with public water and sewer at densities compatible with those allowed in the surrounding area. The special limitation allowing a maximum of 20 dwelling units effectively restricts density to 3.6 du/a, as in Alternative 1. The width of the buffer area between the correctional center and the residential development would be reduced about 150 feet, from 450 feet in Alternative 1 to 300 feet in this alternative, which is the minimum preferred by DOC. The recommended trail corridor would be located within this buffer area.

Subareas D, E, and F: Same as Alternative 1.

III. ALTERNATIVE 3 (MAP 8)

Subarea A: Same as Alternatives 1 and 2.

Subarea B: Same category and zone as Alternatives 1 and 2, except that the area devoted to open space/buffer east of the correctional center has been modified to accommodate the recommended use for Subarea C (see below). Subarea B includes a 150-foot natural vegetative buffer on the east and west sides of Subarea C. The trail corridor discussed in Alternative 1 could be located in either buffer area.

Subarea C: Institutional category, PLI zone with special limitation restricting use to public or quasi-public facility.








Subarea C consists of about six acres, which are suitable for development. A long-range need for a specific public facility at this location was not identified in the evaluation of community facility needs. However, the Comprehensive Plan emphasizes that, as the community grows, greater demands will be placed on local government to provide additional and more extensive public safety and social services and that provision of such services should be based upon master plans, which have yet to be completed. This site may provide a suitable location for a future community or satellite facility that has yet to be identified. Designating Subarea C for this institutional use ensures that the site will be available when a need arises for such a facility or facilities. Only those public facilities that would be compatible with uses in the surrounding area, including the high school and the residential development, would be considered.

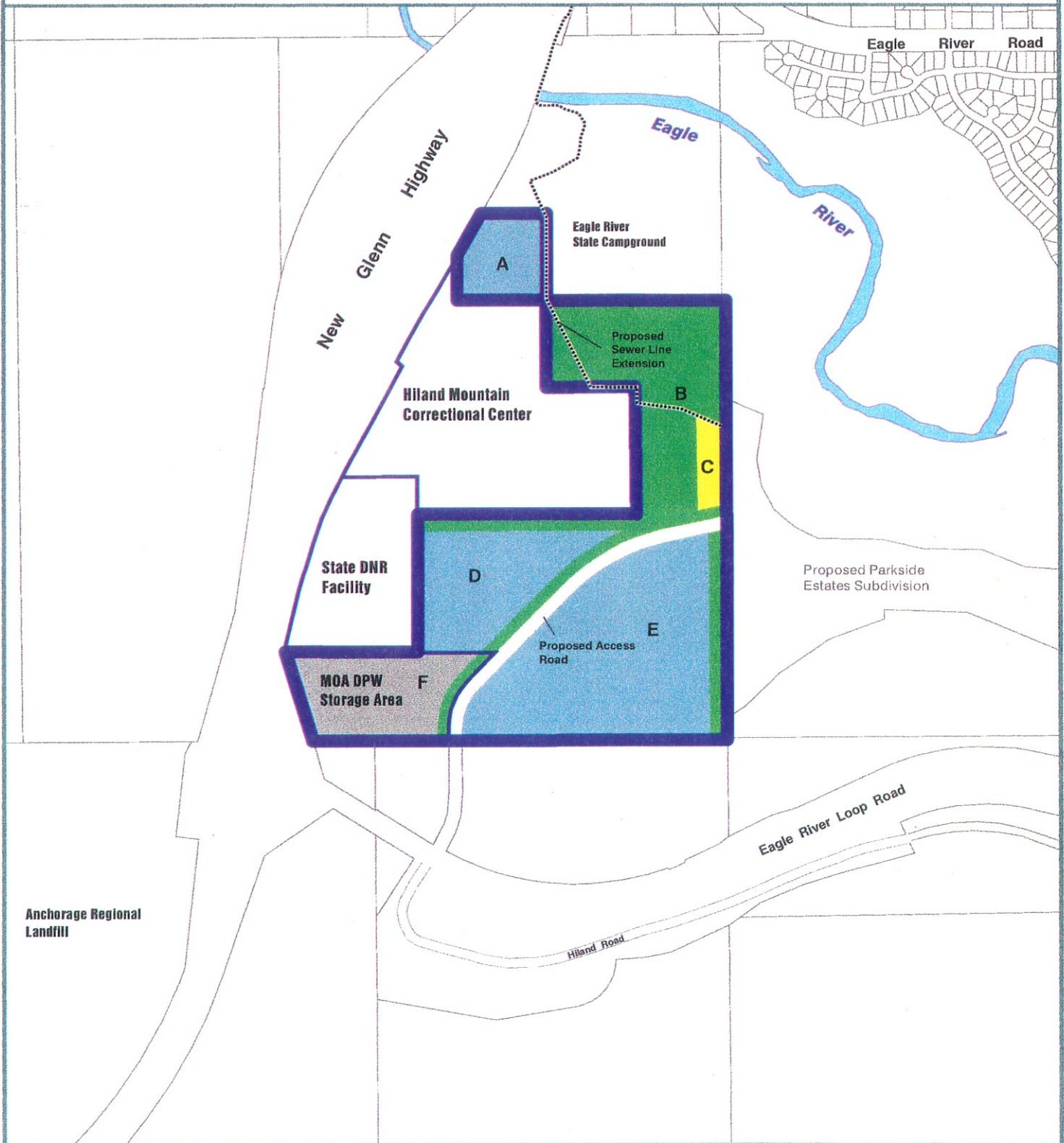
Subareas D, E, and F: Same as Alternatives 1 and 2.



Alternative 1

Approximate Scale: 1" = 900'

- | | | | | | |
|---|----------------------------------|---|--|---|---------------------|
| A  | Institutional (recreational use) | D  | Institutional (government service/maintenance centers) |  | Study Area Boundary |
| B  | Park/Open Space/Buffer | E  | Institutional (public high school) | | |
| C  | Single-Family Residential | F  | Industrial (DPW storage) | | |

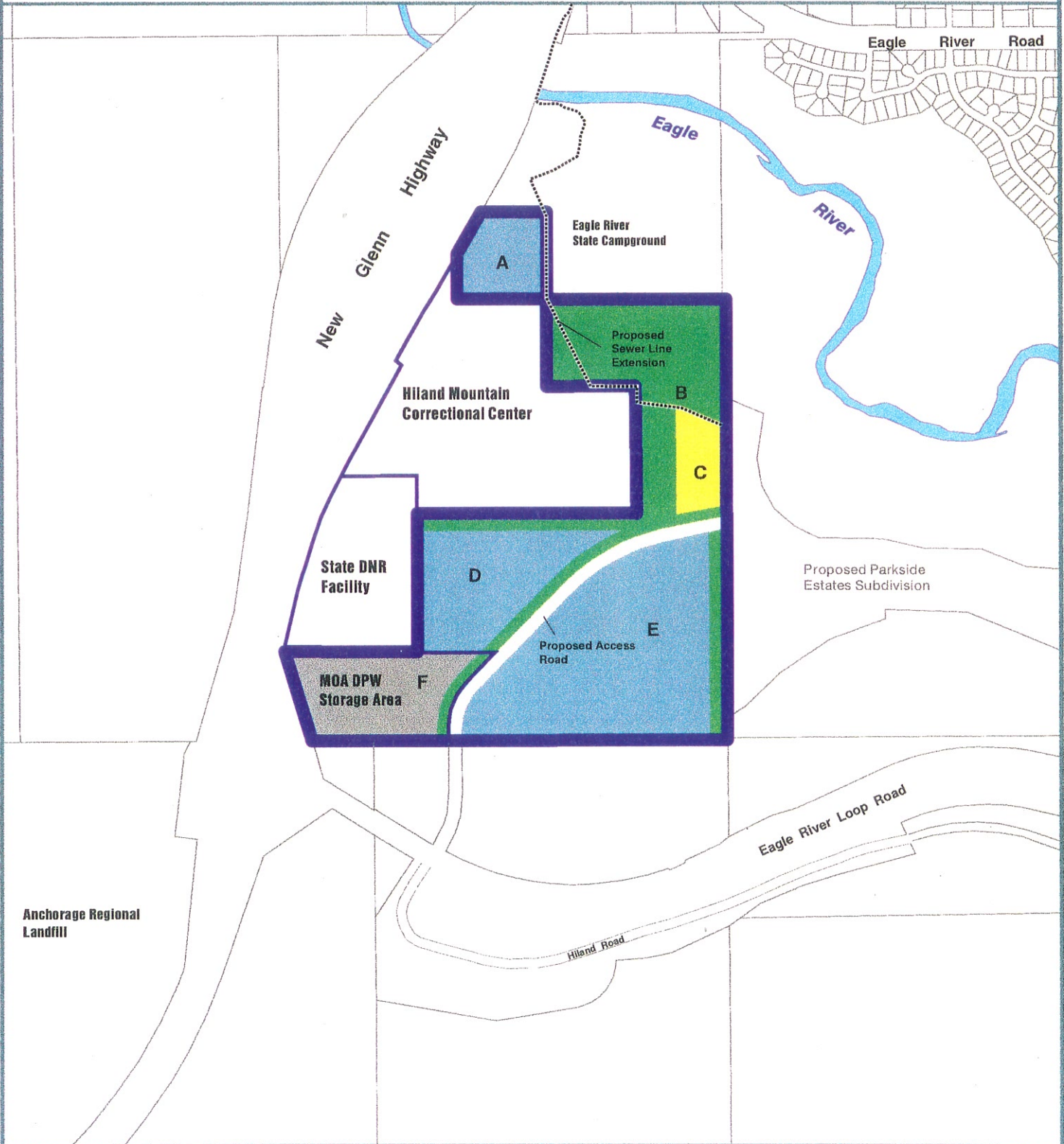




Alternative 2

Approximate Scale: 1" = 900'








- | | | |
|-------------------------------------|---|---------------------|
| A Institutional (recreational use) | D Institutional (government service/maintenance centers) | Study Area Boundary |
| B Park/Open Space/Buffer | E Institutional (public high school) | |
| C Single-Family Residential | F Industrial (DPW storage) | |

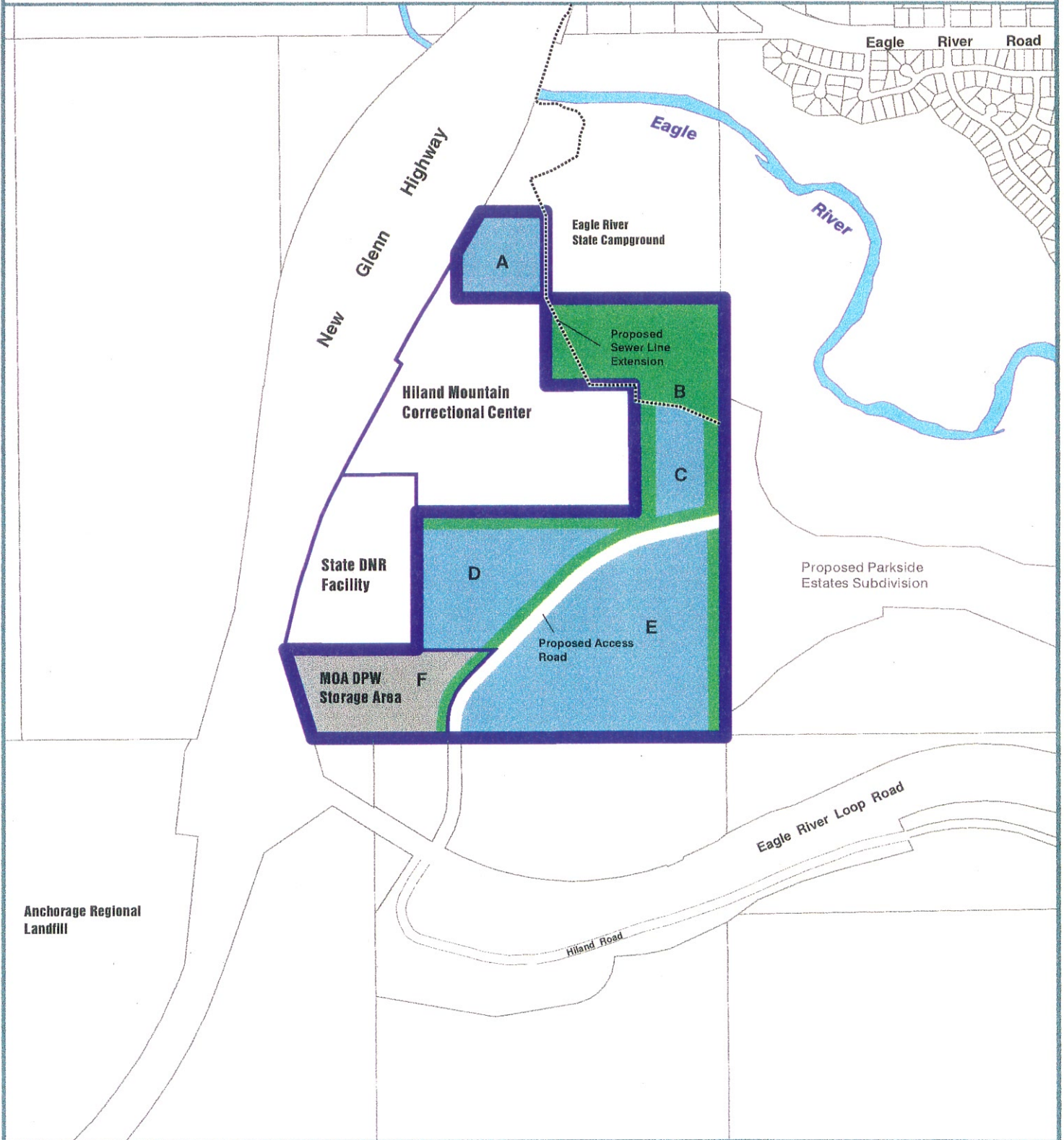


Alternative 3



Approximate Scale: 1" = 900'

- | | | |
|---|--|---|
| A  Institutional (recreational use) | D  Institutional (government service/maintenance centers) |  Study Area Boundary |
| B  Park/Open Space/Buffer | E  Institutional (public high school) | |
| C  Institutional (public or quasi-public facility) | F  Industrial (DPW storage) | |



CHAPTER 5. CONCLUSION AND RECOMMENDATION

While all three alternatives present feasible options for Parcel 1-085, Alternative 1 is recommended as the preferred option. This recommendation is based on consideration of public facility needs, community aspirations, recommendations of the **Chugiak-Eagle River Comprehensive Plan**, HLB goals and objectives, and requirements of AMC Section 25.40.

The recommended land uses in Alternative 1 are compatible with established land use patterns in the surrounding area. Requirements for development review will further ensure that potentially adverse impacts on adjoining properties and on long-term development in the area are avoided. The property is physically suited for the recommended uses and the proposed infrastructure improvements will support future development.

Although Alternatives 1 and 2 present comparable land use options, Alternative 1 provides a more substantial buffer between the residential area (Subarea C) and the correctional center property. The larger buffer area also offers more flexibility in accommodating a future trail alignment. Alternative 3 is even more restricted than Alternative 2 relative to buffer and trail alignment options in the same area. Compared to the other options, Alternative 1 also offers the most reasonable balance between the need to retain land for future municipal use and the ability to retain land with market value for future disposal by the HLB.

I. IMPLEMENTATION PROCESS

Land use designations approved by the Assembly are considered amendments to the 1993 **Chugiak-Eagle River Comprehensive Plan** and replacements for the "Undesignated" land use category currently applied to the study area. Following is a summary of recommended implementation measures for each subarea.

Subarea A: Designate institutional with use restricted to recreational. Retain in HLB and rezone to PLI SL for future disposal. A public recreational use is permitted under PLI with site plan review required prior to any development. A commercial recreational use requires conditional use approval. Replat may be required prior to development on site.

Subarea B: Designate park, open space, buffer. Retain in HLB and rezone to PLI. Replat required if State acquires area below the bluff. Trail corridor alignment/design through remaining open space area should be coordinated with HLB and parks and recreation staff from the Municipality and the State.

Subarea C: Designate residential. Retain in HLB and rezone to R-1 SL for single-family residential development with a special limitation restricting maximum number of dwelling units to 10. Replat is required prior to disposal and development.

Subarea D: Designate institutional with use restricted to government service/maintenance centers. Retain in HLB and rezone to PLI SL for future disposal. Recommended use requires conditional use approval in PLI district. Replat may be required prior to development on site. Retain 100-foot natural vegetative buffer areas on northern and eastern boundaries.

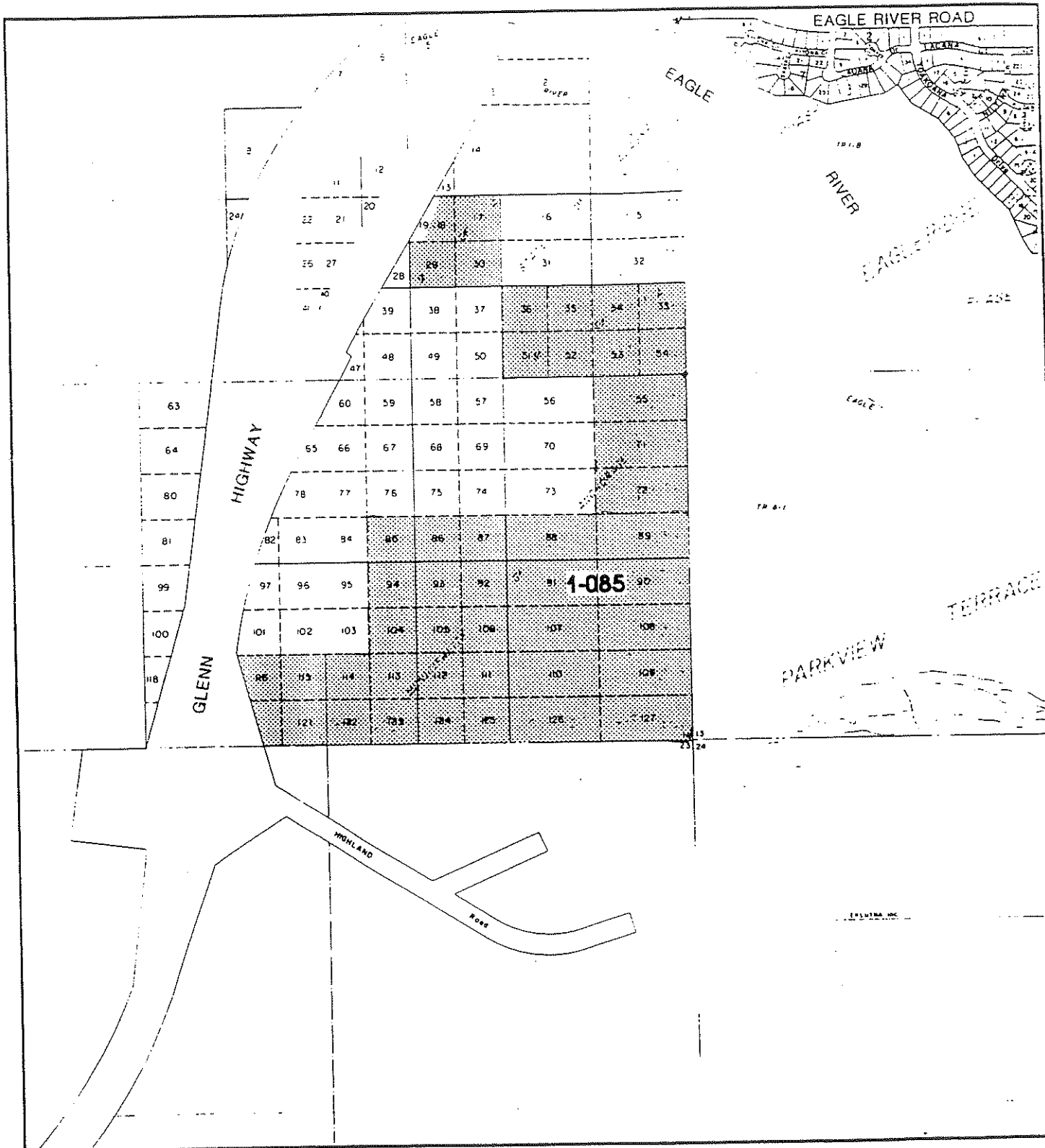
Subarea E: Designate institutional. Retain in HLB and rezone to PLI. Reservation of the site for a public high school will require review and renewal after the initial 5-year reservation period expires. Formal site selection is required before transfer to ASD. Replat is needed prior to development. Retain a 100-foot natural vegetative buffer along the eastern site boundary. An evaluation of the Border Ranges Fault location is recommended in site plan preparation.

Subarea F: Designate industrial with use restricted to road maintenance activities as required in the HLB transfer of management authority to DPW. Rezone to I-2 with site plan approval and special limitations addressing limits of site development activity, screening and buffering, and access. Retain 100-foot natural vegetative buffer along eastern site boundary. Site development may require a replat.

II. REVISION PROCESS

This land use study is based on current, available information. Because the recommended alternative includes specific, long-range uses, it is possible that some factors affecting land management and use issues that were considered in the study may change in the future. Additional study may be required in the future if, for example, it is determined that Subarea E is not needed for a public high school. Depending on the circumstances, it may be appropriate to revise an approved land use designation in response to new developments or conditions that may occur. Any re-evaluation of an approved land use designation should apply the same general criteria used in this study. Any proposed revision of an approved land use designation will require formal public review. A revised land use designation that is approved by the Assembly will constitute an amendment to the Chugiak-Eagle River Comprehensive Plan.

APPENDIX A



Heritage Land Bank Inventory 

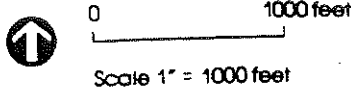
Hiland North Map 15

Management Status

Potentially Available Lands 

Encumbered or Not Currently Available Lands 

HLB Inventory Parcel Number **1-000**



Prepared by:
Technical Services, Community Planning Department,
Municipality of Anchorage, January 1988

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 12-05-95

Submitted by: Assembly Members Kendall
and Bell
Prepared by: Assembly Policy & Budget
Office and Heritage Land Bank
For reading: November 21, 1995

ANCHORAGE, ALASKA
AO 95- 198 (S2) ~~As Amended~~ - (S-3)

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY REPEALING AND
REENACTING AMC SECTIONS 4.60.200 and 25.40, HERITAGE LAND BANK ADVISORY
COMMISSION AND HERITAGE LAND BANK

1
2 THE ANCHORAGE ASSEMBLY ORDAINS:

3
4 **Section 1:** That AMC Section 4.60.200 is repealed in its entirety and reenacted to read as follows:

5
6 4.60.200 Heritage Land Bank Advisory Commission.

7
8 There is established a Heritage Land Bank Advisory Commission, to perform those functions
9 assigned to it by AMC Section 25.40.

10
11 A. The Heritage Land Bank Advisory Commission shall be composed of seven voting public
12 members appointed by the mayor and confirmed by the Assembly. When appointing members to the
13 Heritage Land Bank Advisory Commission, the mayor shall consider public members selected from a
14 diversity of geographic residence, occupations, and civic involvement in the Anchorage community.
15 At least one member shall reside in the Girdwood area and at least one member shall reside in the
16 Eagle River-Chugiak area. No more than three members shall have professional interests in
17 acquisition, financing or development of private real property within the municipality. Those persons
18 appointed and confirmed shall serve a term of three years. No person may serve more than two
19 consecutive three year terms on the commission.

20
21 B. The Heritage Land Bank Advisory Commission shall directly involve in its functions the
22 Anchorage School District, Parks and Recreation Commission, Planning and Zoning Commission,
23 other affected municipal agencies, Community Councils and the public. The Commission may
24 initiate actions with other boards and commissions when deemed necessary to perform its functions.

25
26 C. The members of the Heritage Land Bank Advisory Commission specified in this section shall be
27 filled by appointment upon expiration of the terms of office of those persons presently serving on the
28 Commission.

29
30 **Section 2:** That AMC Section 25.40, except for AMC Section 25.40.035(C) which is repealed on
31 January 1, 1996, and AMC Section 25.40.030 which is repealed on December 15, 1995, is repealed
32 in its entirety and reenacted to read as follows:
33
34
35
36

1 25.40.010 Heritage Land Bank established - Purpose and Mission
2

3 There is established a Heritage Land Bank. It is the mission of the Heritage Land Bank to manage
4 uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit the
5 present and future citizens of Anchorage, promote orderly development, and achieve the goals of the
6 Comprehensive Plan. The Heritage Land Bank shall acquire, inventory, manage, withdraw, transfer
7 and dispose of municipal land which has not been dedicated or transferred to a specific municipal
8 agency for one or more municipal uses. Acquisition, inventory, management, retention, withdrawal,
9 transfer and disposal of Heritage Land Bank land shall be governed solely by this chapter and the
10 regulations and policies adopted pursuant thereto.

11
12 A. The acquisition responsibility of the Heritage Land Bank is to apply for and acquire, in the name
13 of the municipality, all lands to be transferred to the municipality from the State of Alaska as part of
14 the municipality's land entitlement under the Municipal Entitlement Act, A.S. 29.65.010-.130, as
15 well as other land acquired by the municipality by purchase, donation, exchange or other means
16 which is to be managed by the Land Bank on behalf of the municipality pursuant to AMC Section
17 25.40.015.A. Land acquired under this section shall be added to the Heritage Land Bank inventory.

18
19 B. The inventory responsibility of the Heritage Land Bank is to identify all land and interests in land
20 to be managed and/or retained by the Heritage Land Bank for future municipal use or disposal. The
21 inventory shall identify each parcel of Land Bank land, including all related information which may be
22 useful for proper land management. The Heritage Land Bank will perfect the municipality's title to
23 all land in the Heritage Land Bank inventory and maintain complete and accurate public records
24 regarding the location, size and classification of all such parcels of land, including their planning and
25 zoning status and the identification of valid existing rights. The inventory shall be updated by the
26 Heritage Land Bank at least once every three (3) years.

27
28 C. Where land is retained, it shall be managed in a manner which will protect and enhance its
29 economic and other municipal values, consistent with AMC Section 21.05.020. The Heritage Land
30 Bank shall seek to ensure that the economic and other public values of this land are not diminished as
31 a result of ongoing land management activities. It shall be the responsibility of the Heritage Land
32 Bank to work with the School District, Public Works Department, Community Planning and
33 Development Department, Department of Cultural and Recreational Services, and other municipal
34 agencies to contribute to the long range analysis of the need of the municipality to retain various
35 properties in the Heritage Land Bank for future municipal needs. The Heritage Land Bank may enter
36 into cooperative land management agreements with other public agencies to achieve municipal
37 purposes and to enhance the management of Heritage Land Bank land. Such agreements shall be
38 consistent with AMC Section 25.40.020. The decision to enter into such an agreement shall be made
39 after public notice and hearing as specified in this chapter. The recommendations of the Heritage
40 Land Bank Advisory Commission shall be supported by the record that it is in the municipality's best
41 interests.

42
43 D. Consistent with AMC Section 25.40.015.B., the Heritage Land Bank may, at the direction of the
44 mayor and Assembly, withdraw and transfer to municipal agencies or to the School District, land
45 from the Heritage Land Bank inventory needed for the location of public facilities or purposes,
46 including schools and designated or dedicated parks or open space lands. The Heritage Land Bank

1 shall condition such withdrawals and transfers upon a reverter clause which specifies that the land
2 will be returned to the Heritage Land Bank inventory if it is not managed by the affected municipal
3 agency for its intended purpose.

4
5 E. The disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and
6 Assembly, to convey from municipal ownership Heritage Land Bank land or interests in land which
7 is not needed for specific public facilities or purposes. Each disposal shall be in the municipal
8 interest, and based at or above appraised fair market value or for other equivalent municipal values
9 or objectives, under the procedures specified in AMC Section 25.40.025.

10
11 25.40.015 Heritage Lands - Designation for, and withdrawal from, the Heritage Land Bank for
12 public purposes.

13
14 A. In addition to the municipal land which is by this chapter designated for the Heritage Land Bank,
15 the mayor, with Assembly approval, may designate additional municipal land or interest in land for
16 placement in the Heritage Land Bank. Such land or interests in land designated for the Heritage
17 Land Bank shall be consistent with the Heritage Land Bank's purpose and mission specified in
18 Section 25.40.010, and will generally be:

- 19
20 1. Land to be reserved for a specific future municipal use, or needed for future
21 municipal uses.
22
23 2. Land determined to be excess to specific municipal needs but which is unsuitable for
24 municipal development or for disposal, including wetlands and lands subject to
25 geophysical and terrain limitations, such as seismic or avalanche hazards or other
26 severe development constraints. Such land shall be retained by the Heritage Land
27 Bank pending its future designation as parks, open space, or other appropriate
28 classification.
29
30 3. Land determined to be excess to those present or future municipal needs and which
31 may have present or future market value for industrial, commercial, residential,
32 recreational, institutional, park, open space, or other municipal use.

33
34 B. The mayor, with Assembly approval, may withdraw land from the Heritage Land Bank inventory
35 for any lawful municipal purpose, consistent with the Comprehensive Plan and implementing
36 measures or applicable site specific land use studies. Such a withdrawal shall become effective only
37 after at least 30 days' prior written notice to the Heritage Land Bank Advisory Commission, to the
38 affected Community Council, and to the public as specified in AMC Section 25.40.030, and after at
39 least one public hearing regarding the proposed withdrawal. If land is withdrawn from the Heritage
40 Land Bank inventory for use and management by a public agency which is not supported by
41 municipal taxes, compensation shall be paid to the Heritage Land Bank for at least the current
42 appraised fair market value of the land, unless otherwise provided in this chapter.

43
44 C. The mayor shall periodically review the current land holdings of all municipal agencies, including
45 the School District, to determine whether any land is excess to present or future needs and uses.
46 After completion of such review, the mayor, upon written findings and with Assembly approval, shall
47 transfer qualifying land to the Heritage Land Bank inventory.

1 25.40.020 Management of Heritage Land Bank lands.

2
3 The Heritage Land Bank Advisory Commission shall recommend, and submit for Assembly action, a
4 comprehensive land and fund management program, including written policies and procedures, to
5 accomplish the purpose and mission of the Heritage Land Bank specified in Section 25.40.010. Such
6 a program shall contain, at a minimum, the following elements:

7
8 A. Five-year management plan. The Advisory Commission, following public notice and hearing as
9 specified in this chapter, shall recommend, and submit for Assembly approval, a five-year Heritage
10 Land Bank management plan. The plan shall identify those land acquisition, inventory, management,
11 transfer, and disposal objectives anticipated during this time frame. The plan shall also contain the
12 five-year revenue and expenditure projections of the Heritage Land Bank Fund. The plan shall be
13 maintained and updated when necessary, but at least once every five years.

14
15 B. Annual work program. The Advisory Commission, following public notice and hearing as
16 specified in this chapter, shall recommend, and submit annually for Assembly approval, a work
17 program which conforms to the current or proposed five-year management plan and which includes
18 detailed descriptions of the proposed land acquisition, inventory, management, transfer and disposal
19 activities of the Heritage Land Bank for the coming year, including revenue and expenditure
20 projections of the Heritage Land Bank Fund, and proposed budget for the Heritage Land Bank. A
21 public notice, as set forth in this chapter, of not less than 45 days, is required prior to a hearing by
22 the Heritage Land Bank Advisory Commission on the annual work program. All new proposed land
23 sale activities not currently in the program will require an Assembly approved amendment. The
24 annual work program shall include a review of Heritage Land Bank activities during the prior year,
25 including but not limited to:

- 26
27 1. a financial audit, if available, of all Heritage Land Bank accounts, including income,
28 expenditures and investments;
29
30 2. a summary of each transaction involving Heritage Land Bank
31 land or the Heritage Land Bank Fund; and
32
33 3. an inventory of all Heritage Land Bank Fund expenditures.

34
35 C. Policies and Procedures. The Heritage Land Bank Advisory Commission shall develop, adopt
36 and maintain comprehensive policies and procedures to govern the management of Heritage Land
37 Bank land and Fund. These policies and procedures shall be submitted for Assembly action,
38 following public notice and hearing as specified in this chapter.

39
40 25.40.025 Heritage Land Bank Disposals.

41
42 A. The Heritage Land Bank Advisory Commission shall hold a public hearing, with public notice as
43 specified in this chapter, prior to making a recommendation to the mayor and Assembly regarding the
44 disposal of Heritage Land Bank land or an interest in land. Land disposals under this chapter include
45 land sales, land exchanges, leases, and easements.

1 B. After the public hearing, the Advisory Commission shall submit a written finding and
2 recommendation to the mayor and Assembly, stating whether or not a proposed land disposal is in
3 the best interest of the municipality, and consistent with the Heritage Land Bank's purpose and
4 mission. The written finding shall identify the proposed land disposal, including details regarding its
5 method, timing, and terms, its projected effects on the neighborhood and on public facilities, and
6 other relevant information. All proposed land disposals shall also specify those terms and conditions
7 necessary to ensure that the Heritage Land Bank receives the maximum overall benefit for the
8 disposal of its land, including equivalent non-monetary public benefits, consistent with the
9 municipality's best interests.

10
11 C. The Heritage Land Bank shall determine which land or interests in land should be disposed of,
12 consistent with AMC Section 25.40.020 and the Comprehensive Plan and implementing measures. If
13 the information in the Comprehensive Plan and implementing measures is insufficient to determine
14 whether the disposal of a parcel or parcels is consistent with the plan or measures, the Heritage Land
15 Bank shall complete a site specific land use study for the use of the land which has been adopted
16 through the public process specified in this chapter. Each site specific land use study shall address; a)
17 the need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc;
18 b) identify historical and natural landmarks, natural hazards, and environmentally sensitive lands; c)
19 public utility needs; d) potential residential, commercial and industrial uses; e) land use compatibility
20 with adjacent areas; and f) consistency with land uses identified in the Comprehensive Plan and
21 zoning for the area.

22
23 D. All proposed Heritage Land Bank land sales shall occur by an open competitive bid process for at
24 least the appraised fair market value of the land. An application to purchase Heritage Land Bank
25 land shall grant the applicant no right of preference or priority.

26
27 E. The Heritage Land Bank may exchange Heritage Land Bank land for other land on at least an
28 equal value basis, as determined by a fair market value appraisal.

29
30 F. The Heritage Land Bank may lease Heritage Land Bank land. The leases shall be awarded by
31 open competitive bid process for at least appraised fair market rates, or a percentage of the gross
32 receipts, or user fee equivalent. The lease rates shall be adjusted at intervals of no more than five
33 years to reflect current market conditions. An application to lease shall grant the applicant no right
34 of preference or priority. Heritage Land Bank land may be leased non-competitively to a non-profit
35 agency for less than its appraised fair market value if the municipal benefits which are projected to
36 accrue are found by the Mayor and the Assembly to be in the best interest of the municipality.

37
38 G. "Appraised fair market value," for purposes of this chapter, means the most probable price in
39 cash, terms equivalent to cash, or in other precisely revealed terms, for which the appraised property
40 will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller
41 each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue
42 duress. Where required, the appraised fair market value of Heritage Land Bank land for disposal
43 shall be determined by a certified real estate appraiser designated by, and given appropriate written
44 instructions from, the Heritage Land Bank. If the appraised fair market value would be increased by
45 a rezoning of a parcel of land prior to its disposal, the Heritage Land Bank may seek a rezoning

1 under applicable municipal procedures, taking into account the compatibility with the surrounding
2 neighborhood.

3
4 25.40.030 Public Notice Procedures

5
6 A. All public notices required by this chapter for actions proposed to be taken regarding Heritage
7 Land Bank land or Fund shall be given in substantial compliance with this section.

8
9 B. All Heritage Land Bank activities requiring notice to the public shall be preceded by notice by
10 publication in one or more newspapers of general circulation in the municipality which are reasonably
11 calculated to reach the greatest number of persons, or in combination with other equivalent methods
12 which together are calculated to achieve the greatest reasonable notice.

13
14 C. A proposed action shall be noticed by a sign conspicuously placed upon the land proposed for the
15 action. The sign shall generally identify the proposed action and include the information specified in
16 AMC Section 25.40.030(F). The sign shall be easily visible to the public and be placed upon the land
17 no less than 21 days prior to a public hearing by the Heritage Land Bank Advisory Commission on
18 the proposed action.

19
20 D. In addition to notice by publication and signage, notice by mail shall be given to:

- 21
22 1. The community council for the area where the land is located, including the Girdwood
23 Board of Supervisors, as well as any other community council which requests notice
24 of Heritage Land Bank activities; these Community Councils shall be given an
25 opportunity to provide public input prior to the Heritage Land Bank Advisory
26 Commission taking action.
27
28 2. All persons listed in the records of the municipal assessor as owners of land abutting
29 the parcel proposed for Heritage Land Bank action and all owners of:
30
31 a. the parcels of property within 500 feet of the outer boundary of the parcel
32 proposed for action; or
33
34 b. the 50 parcels nearest the outer boundary of the parcel proposed for action;
35
36 whichever is the greater number of parcels, at the addresses of record according to
37 the municipal assessor's files; and
38
39 3. All persons requesting general notice of proposed Heritage Land Bank actions, from a
40 standing list of names and addresses which the Heritage Land Bank shall maintain.
41

42 E. All public notices of proposed Heritage Land Bank Advisory Commission actions, including
43 public hearings regarding such proposed actions, shall precede a hearing before the Advisory
44 Commission on the proposed action by at least 21 days.

45
46 F. All required public notices concerning proposed Heritage Land Bank Advisory Commission
47 public hearings and actions shall describe the proposed action, and shall give the location of the land

1 proposed for action, including the legal description and reference to nearby streets or other
2 landmarks, a map of the area, and a statement of the date, time, and location for any public hearing
3 or other public response to the proposal.

4
5 25.40.035 Heritage Land Bank Fund.
6

7 A. There is hereby established a Heritage Land Bank Operating Fund and a Heritage Land Bank
8 Capital Fund. All income obtained by activities of the Heritage Land Bank, including but not limited
9 to revenue received by the municipality from the disposal of Heritage Land Bank land, or for the use
10 of that land, and all interest earned on funds in Heritage Land Bank accounts, shall be deposited in
11 the Heritage Land Bank Operating Fund, to be applied solely to the Heritage Land Bank purposes
12 stated in this chapter. Funds from other sources may also be deposited in the Heritage Land Bank
13 Operating Fund, but shall be separately accounted for. All monies held by the municipality in
14 connection with any activity of the Heritage Land Bank shall be held in its capacity as a public
15 fiduciary, and shall be accounted for in accordance with AMC Section 6.110.
16

17 B. A portion of the Heritage Land Bank Operating Fund accounts may be appropriated annually for
18 management of the Heritage Land Bank and the land in the Heritage Land Bank inventory, to fulfill
19 the purpose and mission of the Heritage Land Bank as stated in this chapter.
20

21 C. In addition to the use of the Fund for the Heritage Land Bank operating budget as provided in
22 AMC Section 25.40.035.B., revenue in the Heritage Land Bank Operating Fund may be
23 appropriated by the mayor and Assembly to the Heritage Land Bank Capital Fund only for the
24 acquisition of land for municipal use, and for improvements to Heritage Land Bank land. The
25 Heritage Land Bank Advisory Commission shall receive at least 30 days prior notice of any proposed
26 Assembly action regarding any proposed appropriations from the Fund.
27

28 D. Heritage Land Bank Fund revenue not appropriated pursuant to subsections B. and C., above,
29 shall be prudently invested, consistent with the municipal interest and the fiduciary nature of the
30 Fund. Interest earned from such investments shall be reinvested in the Fund or appropriated
31 pursuant to this chapter.
32

33 E. "Improvements to Heritage Land Bank land," for purposes of this chapter, means a valuable
34 addition to Land Bank property or an amelioration in its condition, intended to enhance its value or
35 utility or adapt it for new or further purposes, including expenditures to extend the useful life of the
36 property asset, to improve its performance, or for off-site mitigation necessary to improve Land
37 Bank land.
38

39 25.40.040 Heritage Land Bank Executive Director.
40

41 An executive director of the Heritage Land Bank shall be appointed by the mayor and confirmed by
42 the Assembly, acting upon the recommendation of suitable candidates made by the Heritage Land
43 Bank Advisory Commission. The executive director shall have professional experience in land and
44 resource management, and shall be responsible for the day-to-day management of the Heritage Land
45 Bank, the Heritage Land Bank Fund, and any staff assigned to those duties. The executive director

1 is authorized to hire and retain necessary staff, subject to approval of the mayor, and shall serve as
2 the executive secretary and technical advisor to the Heritage Land Bank Advisory Commission.

3
4 25.40.045 Transition Provisions.

5
6 A. The provisions of this ordinance shall, upon adoption, apply to all future actions of the Heritage
7 Land Bank and the Advisory Commission, except in any instance in which, in the written opinion of
8 the municipal attorney, private contract or property rights have already vested as the intended result
9 of a decision or action taken prior to the effective date of this ordinance with regard to a particular
10 parcel of land in the Heritage Land Bank inventory.

11
12 B. Notwithstanding any other provision of this chapter to the contrary:

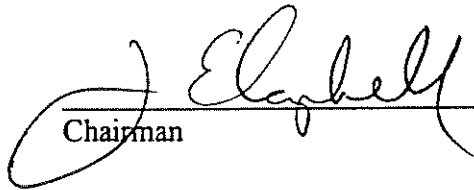
13
14 1. The supplemental appropriation of 50 percent of the 1995 net revenues of the
15 Heritage Land Bank made to the Areawide Capital Projects Fund in 1996 after the close of
16 the 1995 fiscal year, accounted for as a 1995 appropriation, shall continue to be effective for
17 the fiscal year 1996 as approved and shall not be otherwise affected contrary to its purpose
18 by this chapter; and

19
20 2. The 1996 municipal budgets approved and adopted prior to the end of 1995, their
21 implementation and appropriations made in furtherance thereof shall not be modified,
22 amended or prohibited by this chapter.

23
24 **Section 3:** That this ordinance is effective immediately upon passage and approval, except that
25 AMC 25.40.035(C) herein shall become effective on January 1, 1996, and AMC 25.40.030 herein
26 shall become effective on December 15, 1995.

27
28 PASSED AND APPROVED by the Anchorage Municipal Assembly this 5th day of
29 December, 1995.

30
31
32 ATTEST:


Chairman

33
34 
35 Municipal Clerk

APPENDIX B

CLERK'S OFFICE

APPROVED

Date: 3-1-94

Submitted by: Chairman of the Assembly
at the Request of the Mayor
Prepared by: Department of Community
Planning and Development
For Reading: March 1, 1994

Anchorage, Alaska
AR No. 94-56

1
2
3 A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE RESERVING A
4 PORTION OF HERITAGE LAND BANK PARCEL 1-085 AS A FUTURE HIGH
5 SCHOOL SITE FOR THE EAGLE RIVER AREA.
6
7

8 WHEREAS, the Anchorage School District has requested
9 that a portion of HLB Parcel 1-085 be reserved for a period of
10 five years for a future high school site to serve the Eagle
11 River area; and
12

13 WHEREAS, the school is not anticipated to be needed
14 for several years, however, there is already very limited land
15 suitable for a new high school in the Eagle River/Eagle River
16 Valley area; and
17

18 WHEREAS, HLB Parcel 1-085 contains 50-plus acres that
19 may be very suitable for a future high school; and
20

21 WHEREAS, the approximate location of the land to be
22 reserved is shown on the attached Exhibit A; and
23

24 WHEREAS, the Heritage Land Bank staff has requested
25 that some flexibility be retained in the event of a potential
26 sale of the property; and
27

28 WHEREAS, this request was reviewed and approved by
29 the Joint School Site Selection Committee of the Assembly,
30 School Board and Planning & Zoning Commission; and
31

32 WHEREAS, this request was also approved by the
33 Heritage Land Bank Advisory Commission with four conditions,
34 which have been made part of this resolution.
35

36 NOW, THEREFORE, BE IT RESOLVED by the Anchorage
37 Assembly that the portion of HLB Parcel 1-085 noted on Exhibit
38 A with the attached memorandum is reserved for a period of five
39 years as a potential high school site with the following
40 conditions:
41

- 42 1. That in the event the HLB receives an offer to
43 purchase all or any portion of the
44 above-described 50-acre site, or the HLB
45 receives a request for any disposal of the site,
46 the School District shall have sixty (60) days
47 from time of notification to respond to the HLB
48 of its continued interest in the property for a
49 senior high school. The response shall be based
50

1 upon a demographic analysis and projection of
2 student enrollment indicating a future need for
3 the school site.

4 2. In the event the School District fails to
5 respond as noted above, the School District
6 shall forfeit its interest in the property.
7

8 3. Final site selection by the Anchorage Assembly
9 shall be required prior to transfer of
10 management authority of the site to the
11 Anchorage School District.
12

13 4. At the present time, there is an intragovern-
14 mental right-of-way permit which crosses HLB
15 Parcel 1-085 and is adjacent to the 50-acre
16 site. This intragovernmental right-of-way is
17 only valid for the MOA.
18

19 PASSED AND APPROVED by the Anchorage Assembly this
20 1st day of March, 1994.
21
22

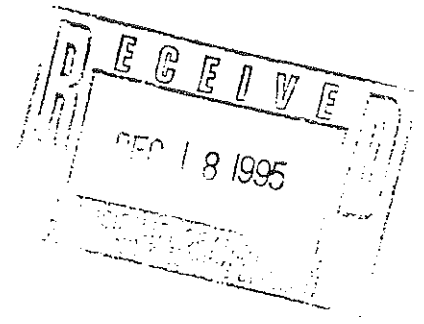
23
24 Dick Zuni
25
26 Chair
27

28 ATTEST:
29

30
31
32 Loraine Ferguson
33
34 Municipal Clerk
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ANCHORAGE SCHOOL DISTRICT
FACILITIES DEPARTMENT



MEMORANDUM

December 15, 1995

TO: Donald S. Alspach, Acting Director
Community Planning and Development

FROM: Fred Johnson, Site Planner
Anchorage School District

SUBJECT: Review of Land Use Study for Heritage Land Bank Parcel #1-085

As Site Planner for the Anchorage School District I have reviewed the information provided about the Heritage Land Bank Parcel #1-085 for potential future use by the School District.

In addition to the present reservation of a senior high school site, the School District would recommend an additional 10± acres be dedicated to it for use as a maintenance site. The site preferably would be located west of the high school reserve, north and contiguous to the DPW 20 acre material storage site as shown on the attachment. Compatible zoning could be achieved with an I-2 rezone.

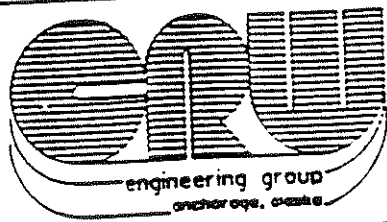
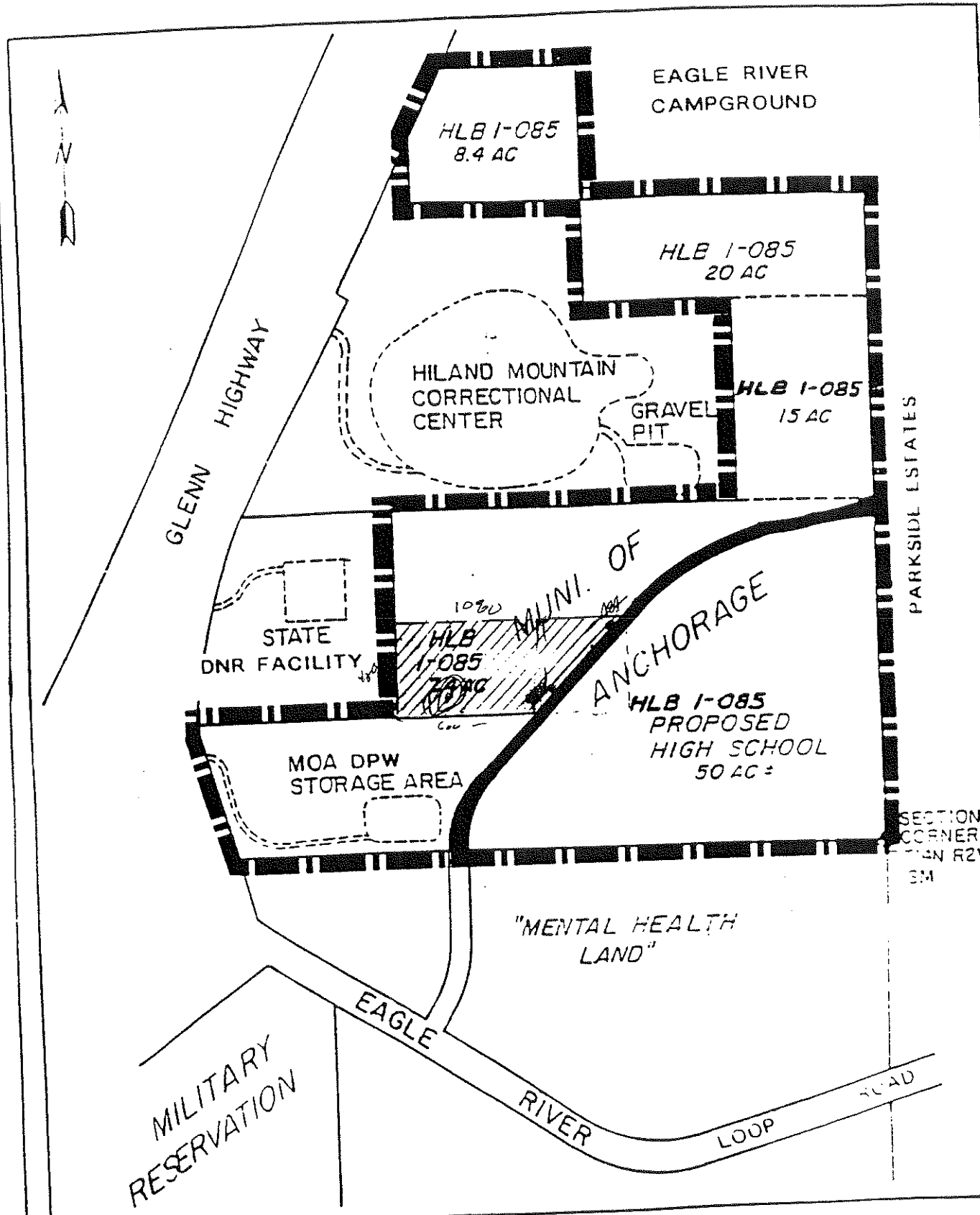
The presence of a maintenance site in the Eagle River area would serve as a depot and servicing facility for the geographical area stretching from east Eagle River Road to Eklutna containing six (6) Elementary, one (1) Senior High, and one (1) Junior High school that exist today and a second Junior High currently under construction in addition to a second Senior High and other Elementaries as may be built in the future.

The establishment of such a facility would obviate the necessity of transporting men, materials, and equipment the considerable distance from our Huffman area maintenance headquarters resulting in substantial time and economic savings.

If you require additional information or assistance please contact me at 348-5128.

cc: Kathy Christy, Director of Facilities
Ed Conyers, Director of Facilities/Maintenance
Ray Amsden, Design Manager

653.95FJ/sg



STUDY AREA BOUNDARY

RECEIVED
DEC 11 1995
MUNICIPALITY OF ANCHORAGE

MUNICIPALITY OF ANCHORAGE

MEMORANDUM

DATE: December 7, 1995

TO: Donald S. Alspach, Acting Director, Community Planning and Development Department

THRU: Constance R. Jones, Director, Cultural & Recreational Services Department *C.R.J.*

FROM: Dick Kerbow, Manager, Eagle River Parks & Recreation Division *DK*

SUBJECT: Proposed Land Use Study for HLB Parcel #1-085 - Comments

Staff has reviewed the Parks and Recreation land use needs in the vicinity of HLB Parcel #1-085. We note that extensive residential development is proposed for the large tracts of adjourning private land.

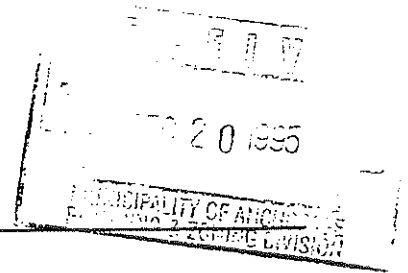
The Eagle River Comprehensive Plan identifies the need to provide for community and neighborhood parks, as necessary to serve the needs of this growing community. For these reasons, staff recommends that developable land for both a 5 to 20 acre neighborhood park and a 20 to 50 acre community park be provided for to serve this area of Eagle River. We note that this type of active recreational land use, if located on the HLB lands surrounding the Correctional Center, would also serve as a buffer between the center and the proposed residential development.

DK/DG/vg

cc: Bill Lindsey, Manager, Parks & Recreation Division
Dave Gardner, Supervisor, Parks/Design & Development Section

MUNICIPALITY OF ANCHORAGE

MEMORANDUM



DATE: December 14, 1995
TO: Don Alspach, Acting Director, DCPD
FROM: Don Keefer, Planning Supervisor, AWWU *DK*
SUBJECT: Land Use Study for HLB Parcel #1-085

In response to your request dated November 30, 1995, AWWU has reviewed our system requirements relative to the subject Heritage Land Bank (HLB) Parcel #1-085. Our comments are organized below by major category (water and sanitary sewer).

WATER

The subject parcel is inside a water service area certificated by the Alaska Public Utilities Commission to another water purveyor, specifically Eklutna Utilities, Incorporated or EUI (Certificate No. 248). AWWU has no plans to build water improvements on any part of this parcel. DCPD may wish to contact EUI regarding general water supply and storage plans, and what impact these plans may or may not have on the subject HLB parcel. Additionally, DCPD may find it beneficial to review the specific water supply and storage requirements which EUI expects of the developer of Parkside Estates (neighboring HLB's parcel) to fulfill as condition to replat and build.

SANITARY SEWER

HLB Parcel 1-085 is inside AWWU's certificated sanitary sewer service area (Certificate No. 126). At this time, AWWU does not foresee the need to dedicate acreage within HLB Parcel #1-085 specifically for AWWU wastewater facilities. As the parcel is developed, sanitary sewer mainline extensions may or may not be required. Any mainline extension construction imposed by boards or commissions as a condition of development plan approval will be expected to conform to AWWU's "Design Criteria". Mainlines are to be designed so that they are located in public rights-of-way wherever possible, and, to minimize operations and maintenance costs, utilize gravity flow design wherever possible.

We wish to comment also on Map 3 included in the review materials. The line shown as "AWWU Sewer Extension" requires a modification. For the purpose of providing accurate record information, the map should be changed such that the eastern terminus of the project is at the eastern boundary of the HLB parcel (see attached amended map). The project has been awarded for construction in 1996.

If you have any questions on this material, please contact Roberta Piper, Planning Engineer, at 564-2767.

AMENDED 12/14/95

AWWU SEWER EXTENSION

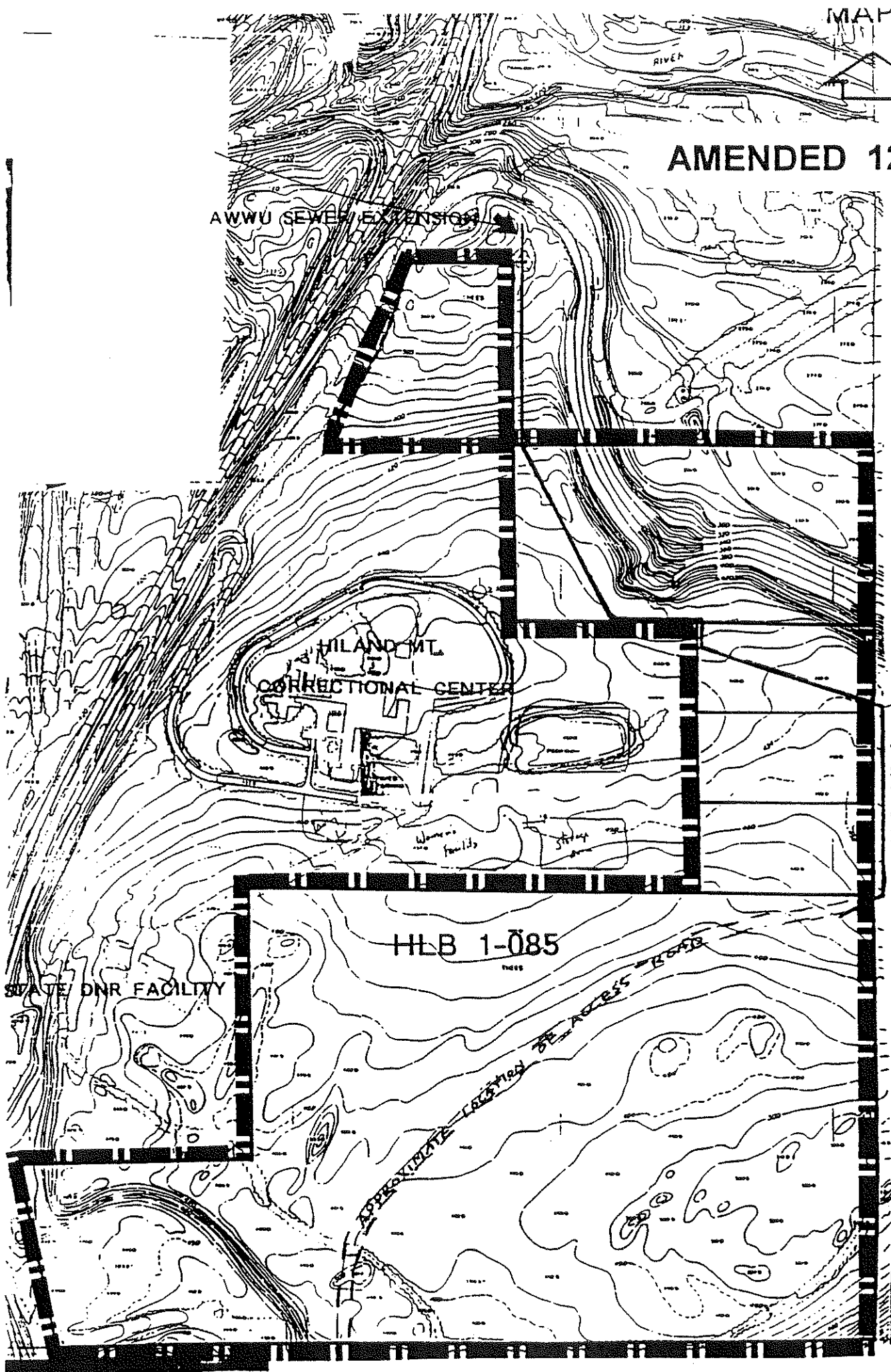
HILAND TOL
CORRECTIONAL CENTER

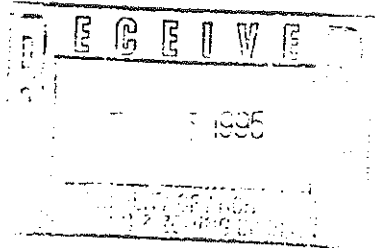
HLB 1-085

STATE DNR FACILITY

APPROXIMATE LOCATION OF ACCESS ROAD

←
TRUNK
SEGMENT
TO BE
CONSTRUCTE
BY PRIVATE
DEVELOPME
←





MUNICIPALITY OF ANCHORAGE

MEMORANDUM

DATE: December 14, 1995
TO: Donald S. Alspach, Acting Director, Community Planning and Development
FROM: Ted J. Forsi, P. E., Municipal Engineer *Ted J. Forsi*
SUBJECT: Comments on Land Use Study for HLB Parcel #1-085


We have completed the survey work that will provide a legal description for the 100' right-of-way (R.O.W.), which is planned for road access to the proposed Parkside Estates Subdivision. In a few weeks, once all calculations are completed, we will forward this legal description to you.

In an earlier meeting with Mr. Jose Vicente, who is representing Parkside Estates, we advised him that Public Works would require a minimum of a 24' wide paved street with 4' gravel shoulders as the street section within this R.O.W.

If you have any questions regarding these comments, please feel free to call me at 343-8109.

TJF/res
M:\MuniEng\TJF081.95


MUNICIPALITY OF ANCHORAGE
ANCHORAGE FIRE DEPARTMENT
MEMORANDUM

DATE: December 4, 1995
TO: Donald S. Alspach, A/Director Community Planning & Development
FROM: Mike Nolan, Fire Chief 
SUBJECT: Land Use Study for HLB Parcel #1-085

The Anchorage Fire Department has no facility needs suitable to the Parcel 1-085 location.

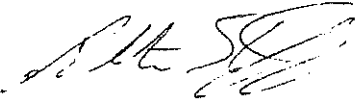
MUNICIPALITY OF ANCHORAGE

MEMORANDUM

DATE: January 10, 1996
TO: Cathy Hammond, Community Planning and Development
FROM:  Bill Kryger, Manager, Engineering and Planning - SWS
SUBJECT: HLB Parcel #1-085

We have reviewed the information regarding the land use study for the Eagle River property HLB Parcel #1-085. Our only comment is that whatever development is being evaluated for this parcel, consideration should be given to the potential effects of the closed solid waste landfill immediately south of the subject property.

MUNICIPALITY OF ANCHORAGE
TRANSIT DEPARTMENT
MEMORANDUM

Date: January 23, 1996
TO: Cathy Hammond, Planning
FROM: Alton Staff, Operations Supervisor 
Subject: Land Use Study for HLB Parcel #1-085

Transit has no comment on the proposed disposition of HLB parcel #1-085.

Thank you for the opportunity to review.

cc: Gary Taylor
as-reading as20-7



Anchorage Police Department

Service Since 1921

MEMORANDUM

Date: January 23, 1996

To: Cathy Hammond, Community Planning & Development

From: Duane S. Udland, Deputy Chief of Police *DSU*

Subject: HLB Parcel #1-085 in Eagle River

The Anchorage Police Department has no need for a facility at the above noted location.

| | | | |
|--|------------------|--------------|---|
| Post-It™ brand fax transmittal memo 7671 | | # of pages ▶ | 1 |
| To | CATHY HAMMOND | | |
| From | DUANE UDLAND | | |
| Co. | PLANNING | | |
| Co. | APD | | |
| Dept. | Phone # 786-8552 | | |
| Fax # 343-4100 | Fax # 786-8638 | | |

TONY KNOWLES, GOVERNOR

Office Location: Potter Section House
Mile 115 Seward Hwy

Mailing Address: HC 52, BOX 8999
INDIAN, ALASKA 99540-9605

Phone: (907) 345-5014
FAX: (907) 345-6982

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF PARKS AND OUTDOOR RECREATION CHUGACH AREA

April 13, 1995

04-17-95 10:39 AM

Mike McElligott, Acting Director
Heritage Land Bank/MOA
POB 196650
Anchorage, Alaska 99519-6650

Ref: Comment regarding HLB Parcel #1-085

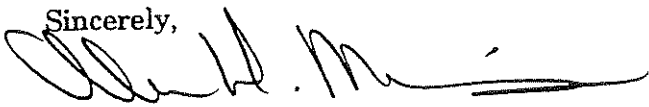
Dear Mike:

Please consider the following as our agency's recommendations regarding the future use of Heritage Land Bank Parcel #1-085:

1. We ask that the 8.4 acre parcel which is located along the Glenn highway Frontage Road between state park land to the north and Hiland Mountain Correctional Center to the south, be retained in the land bank for future public use. This parcel is well suited for any number of possible public uses such as a visitor center, camping, or yet identified, other public purpose. If it is sold, we ask that a visual buffer be established along the campground road to maintain the natural appearance of the campground entrance.
2. The portions of lots 33-35 and 53-54 that are located below the bluff are of high value to our agency for a future expansion of Eagle River Campground. As you will note on the enclosed site concept plan, we seek to someday add a second loop (Loop "B") to the campground. As now proposed, 11 of the 39 proposed campsites are located on these lots. We do not have funding available at this time to construct this new camping loop or acquire this parcel from the land bank. However, we ask that the land bank keep our options open for our future use of this tract.
3. As you may have heard, Anchorage area snowmobilers are seeking to construct a snowmobile trail between Anchorage and Eagle River and, ultimately, the Matanuska Valley. The exact alignment for this trail has not yet been located. However, during a brief review of alignment options it appears that the best route may parallel the proposed Denaina Estates access road (on the north side) then along the eastern boundary of the Hiland Mountain Correctional Center, then following the proposed route of the new sewer trunk into the Eagle River Campground. We recommend that a 100 foot wide corridor be reserved for future trails and utility easements in this area. This corridor would also serve as a buffer between the correctional center and future residential land use of lots 55, 71 and 72.

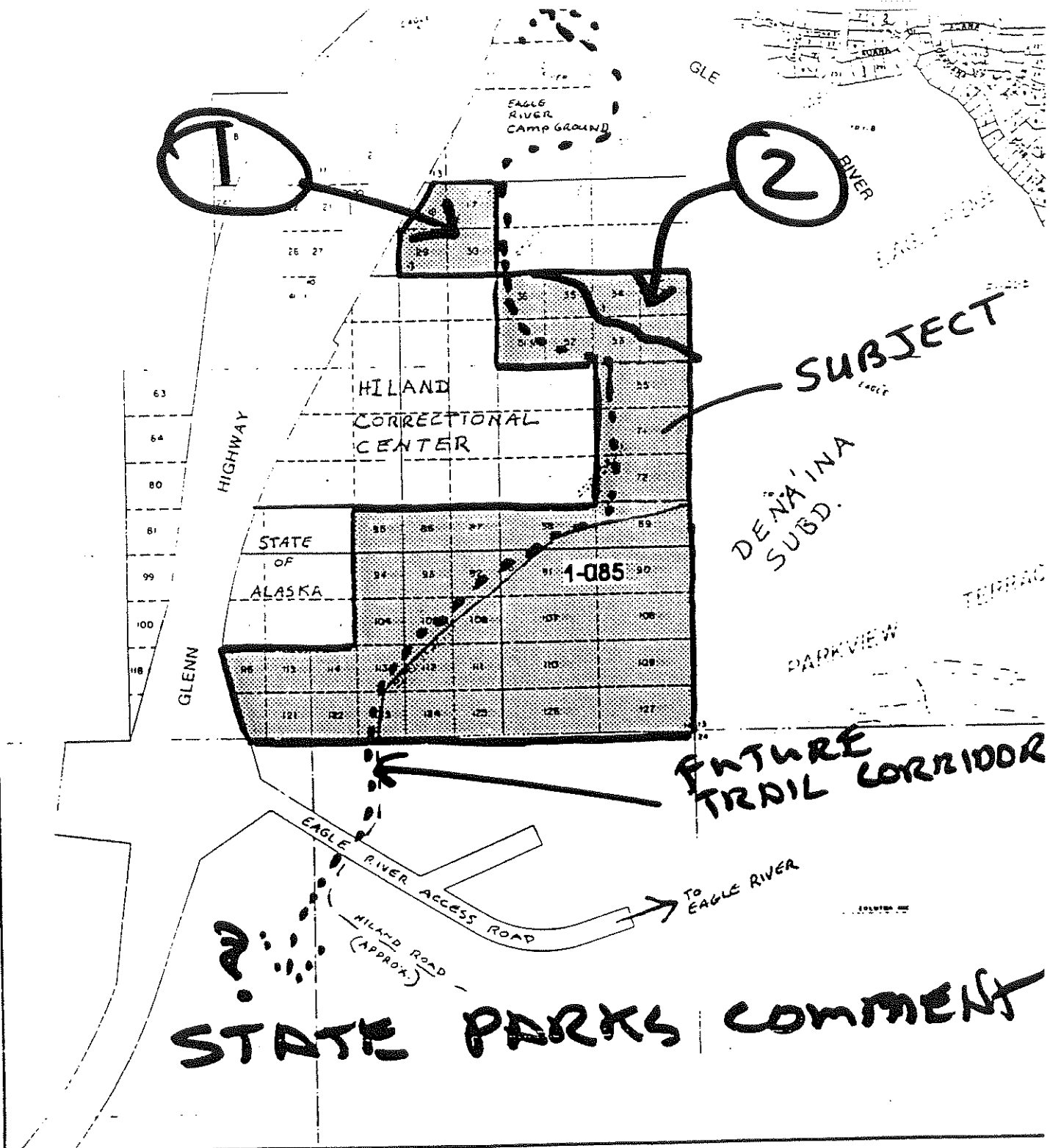
We appreciate the opportunity to review and comment on the future uses of the land bank parcel. I would be to discuss our comments further with you or members of the advisory board.

Sincerely,



Al Meiners
Park Superintendent

enclosures



Heritage Land Bank Inventory 

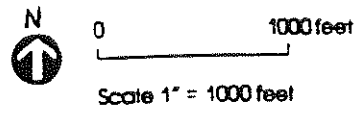
Hiland North Map 15

Management Status

Potentially Available Lands 

Encumbered or Not Currently Available Lands 

HLB Inventory Parcel Number **1-000**



Prepared by:
Technical Services, Community Planning Department,
Municipality of Anchorage, January 1968

TONY KNOWLES, GOVERNOR

REPLY TO:

PO BOX 112000
JUNEAU, ALASKA 99811-2000
PHONE (907) 465-3376

DEPARTMENT OF CORRECTIONS

March 13, 1995

Mr. Michael J. Meehan, AICP
Director, Community Planning & Development
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

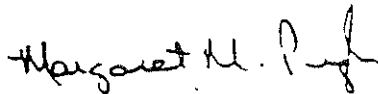
Dear Mr. Meehan:

Currently the Department has no plans for the expansion of the Hiland Mountain Correctional Center or for acquiring land from the Municipality of Anchorage in order to do so. Several expansion proposals have been considered and well may be in the future, as Hiland Mountain Correctional Center is in many ways an attractive site for expansion.

We are interested in knowing the location, in relation to the Hiland Mountain Correctional Center, of the 15 acres in question. We are also interested in the proposed use of the tract.

Thank you for inquiring. I look forward to hearing from you regarding location and use of the property.

Sincerely,



Margaret M. Pugh
Commissioner

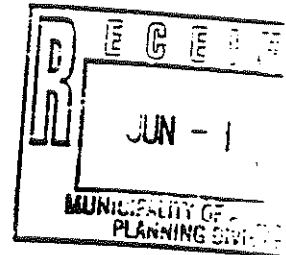
DEPARTMENT OF CORRECTIONS

REPLY TO:

4500 DIPLOMACY DRIVE
ANCHORAGE, ALASKA 99508-1

May 30, 1995

Susan Redwood, Project Manager
Anchorage Trails Plan Update
Department of Community Planning and Development
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650



Re: Draft Trails Plan Update

Dear Ms Redwood:

The Department of Corrections reviewed the April 1995 draft Trails Plan and has identified one matter relative to our institutions.

Chapter 3, Section V (Motorized Trails) identifies the need for a snowmobile trail route from Anchorage to Eagle River along the east side of the New Glenn Highway in the vicinity of Hiland Mountain Correctional Center. Representatives of our Department attended a discussion involving Hiland area landowners on May 3, 1995 - when the actual placement of the trail in this area was discussed.

- You stated that the intention inherent in the Trails Plan is for the trail to be located within the highway right-of-way. We do not find the alignment to be specifically identified in the plan.
- One of the participants at the May meeting recommended that the trail be located along the East boundary of the Correctional Center, between it and D'Nina Estates.

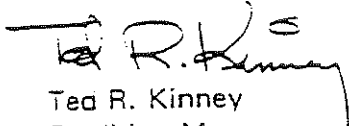
The Department of Corrections considers the only acceptable alignment to be within the Glenn Highway right-of-way. A location along our East property line would negatively impact the institution's security. We believe it would also negatively impact the subdivision; however, the latter issue should be addressed by the subdivision developer.

Our Department requests that the plan be modified to state that the trail should be located within the Glenn Highway right-of-way.

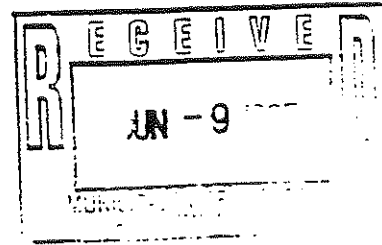
005

if you need additional information, please contact me at 269-7381.

Sincerely,


Ted R. Kinney
Facilities Manager

cc: Frank Sauser, DOC Institutions Director
Mike Wehrer, HMCC Superintendent



DENA' INA PARTNERSHIP
P.O. Box 231922
Anchorage, Ak 99523-1922

June 7, 1995

Planning and Zoning Commission
c/o Thea Redwood
P.O. Box 196650
Anchorage 99519-6650

RE: TRAILS PLAN - EAGLE RIVER

Dear Ms. Redwood:

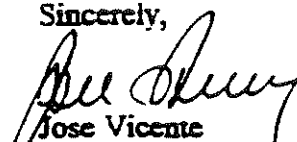
It came to my attention that a proposal has been advanced to include a snow machine trail whose route would be immediately east of the Hiland Mountain Correctional Facility. I am strongly against locating a snowmachine trail at that location because of the noise impact it would have on the proposed Dena' Ina Subdivision.

The location of the proposed trail does not make sense for three additional reasons:

1. The 15 acre parcel is bound on the north by a very steep bluff (1:1) with a 250 foot drop. It is impossible and undesirable to construct a snowmachine trail through such a slope, unless one has a death wish.
2. A route that would lead the trail in a westerly direction would conflict with the Correctional Facility and its security. I am sure that the Correctional Facility would not look favorably to such a route.
3. A High School is proposed on a 50 acre tract within HLB 1-085. The trail would be adjacent to that site. The noise generated by the machines would be detrimental to the learning environment required at the school.

I am a strong supporter of snow machine trails, and would like to see more trails in Anchorage. I own a snowmachine. I believe that the community would benefit from properly located snowmachine trails. I strongly support the inclusion of a snowmachine trail along the frontage Road of the Glenn Highway leading to the Eagle River.

Sincerely,


Jose Vicente
a:0252pld

013

EAGLE RIVER VALLEY COMMUNITY COUNCIL

Date: November 17, 1995

To: Cathy Hammond
Dept. of Economic Planning and Development, Municipality of Anchorage

From: Janet Brand
President, Eagle River Valley Community Council

Subject: Permanent Transfer of a Portion of Heritage Land Bank (HLB) Parcel 1-085 to Chugiak, Birchwood, Eagle River Rural Road Service Area (CBERRRSA) For Street Maintenance Activities

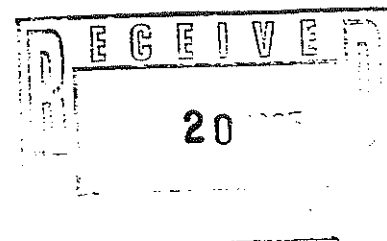
Cathy,

Thank you for attending our last community council meeting and briefing us on the master plan effort you are working on for the HLB area near the intersection of the Glenn Highway and Eagle River Loop Road. We always appreciate an opportunity to provide public input into the land use decision-making processes.

As you know, CBERRRSA is requesting that a portion of Parcel 1-085 be permanently transferred to CBERRRSA for storage of sand, aggregate, and other street maintenance materials owned by the public road service area. The proper description of the portion of Parcel 1-085 being requested by CBERRRSA is BLM Lots 112, 113, 114, 115, 116, 120, 121, 122, 123, and 124, Township 14 North, Range 2 West, Section 14, Seward Meridian, Alaska, west of an intragovernmental right of way by the Municipality of Anchorage, Department of Property and Facility Management, Property Management Division, and Municipality of Anchorage, Public Works Department, and east of the Glenn Highway ROW.

This Council enthusiastically voted to endorse the proposal that CBERRRSA be provided this site for purposes of supporting street maintenance in our area. This Council sees this as a perfect opportunity to accomplish the following:

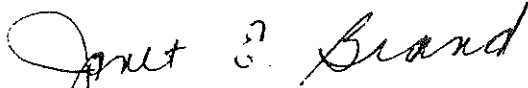
- a. Provide appropriate property for use by a public entity, something that is a primary responsibility of HLB.
- b. Provide the citizens served by CBERRRSA an opportunity to acquire a thoroughly appropriate and strategically located materials storage site without having to spend taxpayers dollars to purchase the site.



c. Provides CBERRRSA a storage site for street maintenance materials that can be purchased as opportunities arise that present bargain prices, rather than contractor profitable prices.

Therefore, this Council requests that your Department support CBERRRSA in this property transfer request and endorse this transfer in the master plan you are preparing.

Thank you for your support!

A handwritten signature in cursive script that reads "Janet Brand". The signature is written in black ink and is positioned above the printed name.

Janet Brand
President

cc: Rick Mystrom, Mayor
Craig Campbell, Assemblyman
Dan Kendall, Assemblyman
Gary Gustafson, HLB Exec. Dir.

Municipality of Anchorage

MEMORANDUM

DATE: November 30, 1995

TO: See Distribution List

FROM: Donald S. Alspach, *DS* Acting Director
Community Planning and Development

SUBJECT: Land Use Study for HLB Parcel #1-085

The Department of Community Planning and Development is assisting the Heritage Land Bank (HLB) in preparing a land use study for a 148-acre municipal property located in Eagle River (HLB Parcel #1-085). The study is being done because the comprehensive plan and implementing ordinances applicable to this area do not provide sufficient direction to govern future land use activities. The land use study of HLB Parcel #1-085 will include an assessment of public facility needs in that area. To help complete that assessment, various municipal departments are being contacted to identify any specific facility needs that might be suitable at this location.

The subject property is located east of the New Glenn Highway and north of the new Hiland Road/Eagle River Loop Road intersection. Map 1 identifies the general location of the property. The area surrounding the municipal property is largely undeveloped. Existing uses adjacent to the property include the Eagle River Campground, the Hiland Mountain Correctional Center, and a state Department of Natural Resources (DNR) maintenance and storage facility that is used by the Division of Forestry and the Division of Parks and Outdoor Recreation. There is vacant Mental Health Trust land south of the property and vacant privately owned land east of the property. Parkside Estates, a 268-lot single-family subdivision, is proposed on 90 acres of the private land immediately east of the municipal property. Extensions of sewer and water services to this proposed subdivision are planned and will be available to serve the general area.

Previous engineering studies indicate that soils and drainage are generally good on the property. The topography is fairly level, except for a steep bluff at the north end of the property. There is a possibility that an earthquake fault line crosses the area. Although there is not enough information at this time to precisely locate the fault, there has been no evidence of any recent movement.

However, exploratory trench work has been recommended prior to siting future buildings on the property to avoid placing structures over the fault.

There is no constructed access to the property. However, there is a recorded 100-foot right-of-way easement that intersects with Eagle River Loop Road and crosses the state Mental Health Trust property to the HLB property boundary. Access across the HLB parcel to its eastern border is in the form of an intragovernmental right-of-way permit between the HLB and the Department of Public Works. The combined alignment of the right-of-way easement and the right-of-way permit is proposed as the primary access to Parkside Estates Subdivision.

The HLB property is currently zoned PC SL, Planned Community with Special Limitations restricting development to residential and institutional uses.

A 50-acre portion of the HLB property has been reserved for the Anchorage School District for a future senior high school site. However, it is possible that a different site could be selected in the future and that this area would then be available for other use. West of the reserved site, about 20 acres of the property is managed by the Department of Public Works (DPW) and currently used for materials storage by the Eagle River Road Service. DPW is planning to request a rezone from PC SL to I-2 (Heavy Industrial), which would make the current use in conformance with the underlying zoning. Further north on the property, the state Division of Parks and Outdoor Recreation has expressed an interest in the area below the steep bluff to incorporate in its campground expansion plans.

The school site reserve, DPW site, right-of-way easement and permit alignments, and adjacent land uses are shown on Map 2. Maps 3 and 4 provide topography and aerial photography of the area.

Please review the enclosed information and identify any future needs your department may have for a facility at this location or other possibilities you think should be considered. Your response is requested by December 15, 1995. For further information, please call Cathy Hammond, Department of Community Planning and Development, at 343-4245. Thank you for your assistance.

Attachments

Distribution List:

| | |
|--|---|
| Anchorage Fire Department | Mike Nolan |
| Anchorage Police Department | Duane Udland |
| Anchorage Water and Wastewater Utility | Bruce Robson |
| Cultural & Recreational Services Eagle River Parks and Recreation | Bill Lindsey Dick Kerbow |
| Health and Human Services | Michael Huelsman |
| Public Works Project Management and Engineering Street Maintenance Eagle River Street Maintenance | Ted Forsi Everett Mabry Scott Schnell |
| Solid Waste Services | Bill Kryger |
| Transit | Jody Karcz |
| Anchorage School District | Ed Conyers |

APPENDIX C

21.40.020 PLI (Public lands and institutions) district.

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

- A. 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:
 - 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, public equestrian arenas, 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 Section 21.50.140;
 - 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 non-commercial nature;

9. governmental office buildings;
10. placer mining operations subject to a wastewater discharge permit issued by the State Department of Environmental Conservation;
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, but excluding day care uses which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church building other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title;
12. day care and 24-hour child care facility;
13. ski tower and loading/off-loading facilities;
14. public greenhouses and nurseries; and
15. housing for the elderly.

C. Permitted accessory uses and structures:

1. crematoriums and mausoleums as accessory uses to permitted cemeteries;
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;
3. keeping honey bees, Apis mellifera, in a manner consistent with the requirements of all titles of this code. Colonies shall be managed in such a manner 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:

- a. be at least 25 feet from any lot line not in common ownership, or
- b. be oriented with entrances facing away from adjacent property, or
- c. be placed at least eight feet above ground level, or
- d. be placed behind a fence at least 6 feet in height and extending at least 10 feet beyond the hive in both directions.

No more than four hives shall be placed on lots smaller than 10,000 square feet.

D. Conditional uses:

Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. natural resource extraction, except for placer mining operations, on tracts of not less than five acres;
2. radio, microwave, satellite dishes or television transmission towers not part of a principal permitted structure;
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. quasi-institutional uses;

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;
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. equestrian facilities;
14. motorized sports facilities;
15. snow disposal sites;
16. health care facilities, health services;
17. homeless and transient shelter;
18. hospitals.

E. Minimum lot requirements:

| | |
|-----------|----------------|
| Lot width | 100 ft. |
| Lot area | 15,000 sq. ft. |

F. Minimum yard requirements:

1. front yard: 25 ft.;
2. side yard: a minimum of 25' or not less than the adjacent use district, whichever is the greater;
3. rear yard: a minimum of 30' or not less than the adjacent use district, whichever is the greater.

G. Maximum lot coverage by all buildings: 30% or the lot coverage requirement of the adjacent use district, whichever is less.

- H. Maximum height of structures: unrestricted except:
1. Where buildings exceed 35 feet in height adjacent to a residential use or district, the minimum yard requirement established by subsection F shall be increased one foot for each 1.5 feet in height exceeding 35 feet. This provision shall only apply to the yard adjacent to the residential use district. More restrictive height limits may be imposed by the Planning and Zoning Commission for uses under section B and D.
 2. Structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.
- I. Signs. Signs may be allowed in connection with any permitted use, subject to the supplementary district regulations and the Uniform Sign Code.
- J. Parking. Adequate off-street parking shall be provided in connection with any permitted use and shall conform to the minimum requirements set forth in 21.45.080. The number of required parking spaces shall be that specified in 21.45.080 unless it is demonstrated to the building official and the traffic engineer that the patrons and/or employees of the land use will generate a lower parking demand than anticipated by the supplementary district regulations. The burden of proof and demonstration of the lower parking demand lie with the property owner. Information that could demonstrate the lower parking demand may include: mass transit routing, car pooling, joint parking arrangements or other parking and transit means as set out in a written parking and transportation impact plan submitted to the traffic engineer for approval. Variances to Section 21.45.080 (minimum off-street parking requirements) may be granted by the building official in this use district upon the recommendation of the traffic engineer. Any change in the land use to which the variance was granted shall automatically terminate the variance granted by the building official. Any variances granted shall be executed by the recording of a standard parking agreement.

- K. Loading. Adequate off-street loading area shall be provided in connection with any permitted use, the minimum of each use to be as provided in the supplementary district regulations.
- L. Landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.
- M. Refuse collection and outside storage screening. Refuse collection facilities shall be screened on at least three sides either by a wall, fence or landscaping in accordance with the supplementary district regulations. Outside storage shall be visually screened from the street and adjacent properties by a fence, wall, landscaping or earthen berm.
- N. The procedures stated in Section 21.15.015 shall be followed for all permitted uses allowed by this Section, regardless of their nature. (Adapted from GAAB 21.05.050A, AO 77-355, am AO 79-25, AO 81-67S, AO 81-178S, AO 82-24, AO 83-78, AO 84-34, AO 85-18, AO 85-28, AO 85-78, AO 85-23, AO 85-91 (as amended) (effective October 1, 1985) (expires December 1, 1987), AO 86-19, AO 86-90, AO 88-7(S) (effective July 4, 1988, Revisor's Note: The zoning map shall be revised so that all current or future parks, open space and greenbelts within PLI district are designated by use of a lower case letter 'p' following the term "PLI" on the map: (i.e. "PLI-p"), am AO 90-152(S), AO 92-93).

21.40.030 R-1, R-1A--Single-family residential districts.

The following statement of intent and use regulations shall apply in the R-1 and R-1A districts:

- A. These districts are intended as urban and suburban single-family residential areas with low population densities. R-1 and R-1A use regulations are identical, but existing dimensional differences in lot width and area are intended to be preserved. Structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of such areas are permitted within such districts or are permissible as conditional uses subject to restrictions intended to preserve and protect their single-family residential character.
- B. Permitted principal uses and structures:
1. single-family dwellings (only a single principal structure may be allowed on any lot or tract);
 2. public, private and parochial academic elementary schools;
 3. high schools with primarily academic curricula, provided that principal access to such school shall be directly from a street of Class I or greater designation upon the Official Streets and Highways Plan;
 4. parks, playgrounds and playfields, municipal buildings and uses in keeping with the character and requirements of the district;
 5. public branch libraries;
 6. family residential care;

7. 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, but excluding day care uses which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church building other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title;
8. One transmission tower less than 75 feet in height.

C. Permitted accessory uses and structures:

1. home occupation, subject to provisions of the supplementary district regulations;
2. noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, private barbecue pits;
3. private garages;
4. the outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all other titles of this code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line;
5. family care;
6. private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers in a safe and orderly manner and separated by at least 5 feet from any property line;

7. keeping honey bees, Apis mellifera, in a manner consistent with the requirements of all titles of this code. Colonies shall be managed in such a manner 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:

- a. be at least 25 feet from any lot line not in common ownership, or
- b. be oriented with entrances facing away from adjacent property, or
- c. be placed at least eight feet above ground level, or
- d. be placed behind a fence at least 6 feet in height and extending at least 10 feet beyond the hive in both directions.

No more than four hives shall be placed on lots smaller than 10,000 square feet.

8. bed and breakfast with 3 or less guest rooms;
9. bed and breakfast with 4 guest rooms only by Administrative Site Plan Review.

D. Conditional uses. Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. commercial greenhouses and tree nurseries;
2. airstrips and heliports, if adequate approach and noise buffer areas are provided;
3. utilities substations;
4. nursing homes, convalescent homes and similar institutional uses subject to the provisions of the supplementary district regulations;

5. art schools, music schools, dancing schools and the like;
6. residential planned unit development;
7. natural resource extraction on tracts of not less than five acres;
8. privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval;
9. quasi-institutional houses;
10. day care;
11. bed and breakfast with 5 guest rooms;
12. one transmission tower 75 feet in height or greater;
13. snow disposal site.

E. Prohibited uses and structures:

1. storage or use of mobile homes or quonset huts;
2. any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust, or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements:

1. Except as provided in 2 of this subsection, a lot shall have the following minimum area and width:

| <u>District</u> | <u>Lot Area (sq. ft.)</u> | <u>Lot Width (ft.)</u> |
|-----------------|-------------------------------|----------------------------|
| R-1 | 6,000 | 50 |
| R-1A | 8,400 | 70 |

2. In a cluster housing development conforming to Section 21.50.210 all lots not part of the common area shall have a minimum area and width in accordance with that subsection.

G. Minimum yard requirements:

1. Front yard: 20 feet
2. Side yard: 5 feet
3. Rear yard: 10 feet

- H. Maximum lot coverage by all buildings: 30%, provided that a cluster housing development under Section 21.50.210 shall conform to the maximum lot coverage requirements of that section.

- I. Maximum height of structures. Except as otherwise provided in this title, no portion of a principal structure shall exceed 25 feet in height. Accessory buildings shall not exceed 12 feet in height.

- J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

- K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, as specified in Section 21.45.080.
- L. Loading. Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations. (Adapted from GAAB 21.05.050B, am AO 80-27, AO 81-67S, AO 77-355, AO 82-54, AO 83-216, AO 85-21, AO 85-28, AO 85-78, AO 85-23, AO 86-90, AO 88-171(S)(1) effective December 31, 1988), AO 88-147(S-2), AO 92-114).

