

Heritage Land Bank Potter Valley Land Use Analysis



Department of Community Planning and Development
December 1999

POTTER VALLEY LAND USE ANALYSIS

**Adopted by Assembly Ordinance No. AO 99-144
December 7, 1999**

Prepared by

**Physical Planning Division
Department of Community Planning and Development**

**for
The Heritage Land Bank**

**Municipality of Anchorage
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CHAPTER 1. INTRODUCTION

The **Heritage Land Bank (HLB)-Potter Valley Land Use Analysis** is a site-specific evaluation of 18 HLB parcels totaling some 446 acres of Municipal Land Bank property in South Anchorage. An additional four parcels of lands selected in the 1980 Municipal Application for Selection to the State are included, as is an additional single lot in Paradise Subdivision which has tentatively been donated to the Municipality by a private party. The general location of all the parcels included in this study is shown on Map 1.

The more remote southernmost parcels (2-144, 2-146, 2-147) lie along the southern perimeter of the Potter Creek watershed. The easternmost tracts (2-139 to 2-143) are located within the headwaters of both Rabbit and Little Rabbit Creeks, while the westerly parcels lie in the lowlands immediately above Potter Marsh. These HLB parcels were deposited in the municipal 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 Heritage Land Bank is responsible for managing these lands in a manner designed to best benefit the present and future citizens of the community, promote orderly development, and achieve the goals of the **Anchorage Bowl Comprehensive Plan**.

Anchorage Municipal Code (AMC), @ *Section 25.40*, establishes and defines the role of the Heritage Land Bank (HLB). Part of this department's purpose is to acquire, inventory, manage, withdraw, transfer, and dispose of municipal lands that have 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 policies of the comprehensive plan and implementing measures.¹ If the information in the comprehensive plan and implementing measures is insufficient to determine whether land uses or parcel disposals are consistent with the plan, a site-specific land use study for the subject lands shall be completed and adopted through the appropriate public process established under *AMC 25.40*. Once adopted by the Municipal Assembly, such land use studies become part of the **Anchorage Bowl Comprehensive Plan**.

In the case of the 18 HLB parcels under study herein, the **Anchorage Bowl Comprehensive Plan** classified these lands as General Residential and Public Lands/Institutions. Specifically, parcels 2-127 and 2-139 to 2-147, have been given the *Residential* classification in the Comprehensive Plan with a residential intensity of <1 dwelling unit per acre. This classification is applied to areas that are now vacant but are best suited to future residential development. Actual achievable use of a given site under this classification, per the Comprehensive Plan, will be defined by zoning districts, the nature and adjacency of other uses, availability of public services and facilities, and environmental considerations.

¹Disposals 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 lands.

Parcels 2-128 to 2-136 have been classified as *Public Lands/Institutions* in the **Anchorage Bowl Comprehensive Plan**, which applies to those areas where development plans have been completed, or, in this case, where it is reasonable to expect the use of acquired State of Alaska lands for some public purpose.

HLB regulations (*AMC 25.40.025*) require that a site-specific land use study shall address:

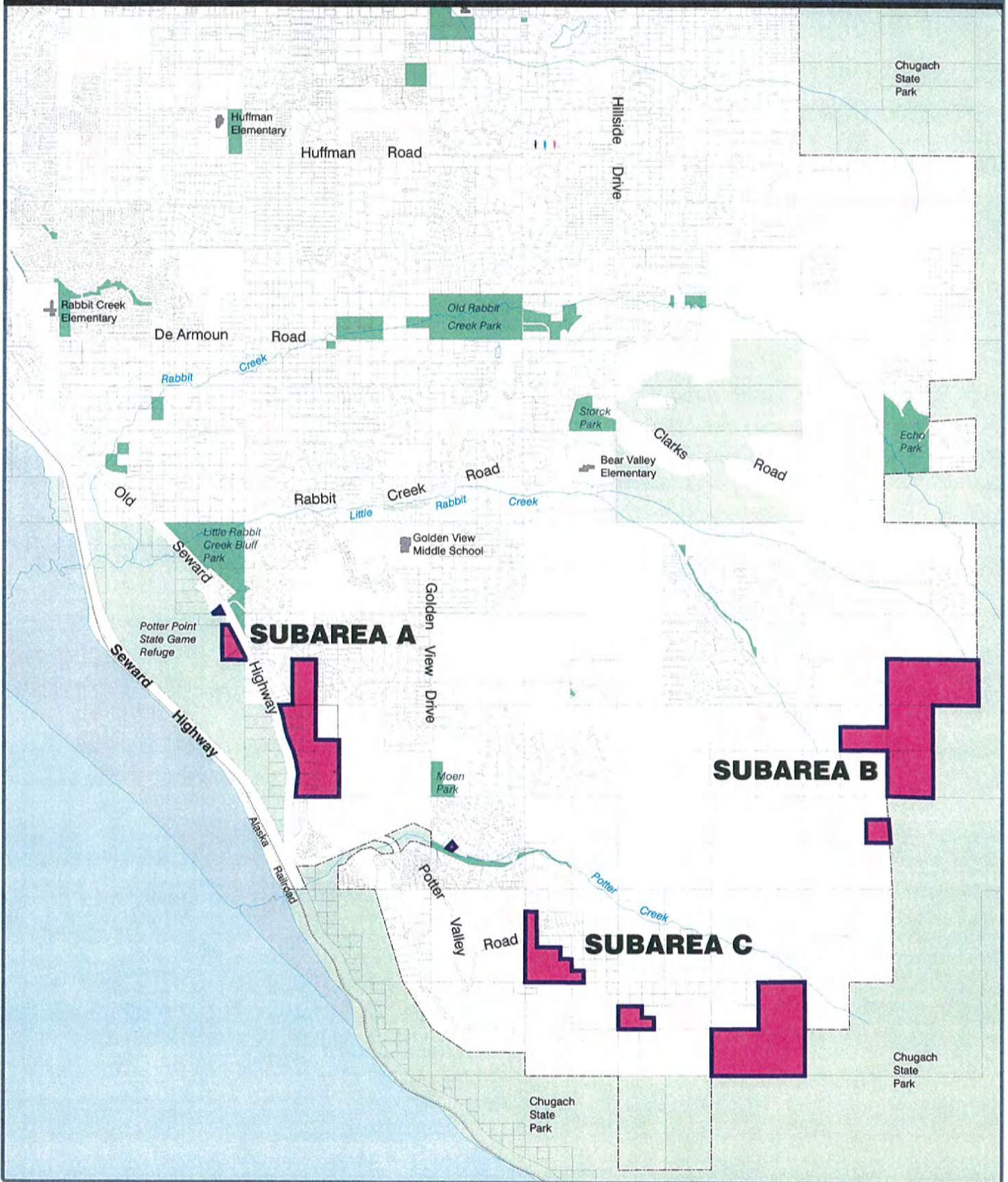
- a) the need for community facilities, such as roads, parks, trails, schools, satellite municipal offices, etc.;
- b) identify historical and natural landmarks, natural hazards, and environmentally sensitive lands;
- c) public utility needs;
- d) potential residential, commercial and industrial uses;
- e) land use compatibility with adjacent areas; and
- f) consistency with land uses identified in the Comprehensive Plan and with zoning for the area.

This HLB Potter Valley Land Use Study was prepared to provide for and finalize the appropriate direction for future land use activities for each parcel. The study meets both the requirements of *AMC 25.40.025* and the **Anchorage Bowl Comprehensive Plan** regarding site-specific studies for uncommitted HLB lands. Review and approval will comply with the public process procedures under *AMC 25.40.030*, and will include review and input by affected community councils, non-government organizations, the Heritage Land Bank Advisory Commission, the Planning and Zoning Commission, and the Assembly.



Vicinity Map

Approximate Scale: 1" = 3800'



CHAPTER 2. STUDY AREA DESCRIPTION

Because the study area's parcels are well separated from each other and located within separate watersheds, they have been categorized for this study into three distinct sub-groups (see Map 1 for the subarea delineations). This natural parcel grouping facilitates both an understanding of physical and land use features, community needs, and the presentation of land use recommendations. When combined, all of the study area's parcels comprise approximately 460.57 acres. The following table presents the natural subarea groupings and lists each parcel's tax identification number, legal description, and individual acreage figure. The subareas identified below will be referenced throughout the rest of this land use analysis.

HLB Parcel No.	Tax ID No.	Legal Description	Acres
<i>Subarea A:</i>			
2-127	020-091-12	W2SE4SW4, T11N R3W S3	20.22
2-128	020-182-10	Lot 1, T11N R3W S10	4.78
2-129	020-182-09	Lot 5, T11N R3W S10	4.15
2-130	020-182-08	Lot 6, T11N R3W S10	3.56
2-131	020-182-07	Lot 9, T11N R3W S10	2.75
2-132	020-182-06	Lot 10, T11N R3W S10	4.30
2-133	020-182-05	Lot 14, T11N R3W S10	3.98
2-134	020-182-04	Lot 15, T11N R3W S10	4.03
2-135	020-182-03	Lot 18, T11N R3W S10	4.30
2-136	020-182-02	E2E2NW4; E2W2NE4NW4, T11N R3W S10	49.30 (-15MHT)
4 Unnumbered Parcels	State Filing #206722	Portions Section 4 #s 20, 27, 28, 29	13.5
<i>Subarea B:</i>			
2-139	020-121-05	S2SE4, T11N R2W S6	80
2-140	020-151-04	S2NE4NW4, T11N R2W S7	20
2-141	020-151-06	NW4NE4, T11N R2W S7	40
2-142	020-151-07	SW4NE4, T11N R2W S7	40
2-143	020-231-04	SE4NE4SW4, T11N R2W S7	10
<i>Subarea C:</i>			
2-144	020-281-02	NE4+ Ptn. T11N R3W S14	37.50
2-146	020-321-17	SW4+ Ptn. T11N R3W S13	12.50
2-147	020-321-18	SE4+ Ptn. T11N R3W S13	120
1 Unnumbered Parcel	Private land	Paradise Valley, Block 10, Lot 5	0.7
Total Parcels = 23		Total Acres	= 475.57
			(minus-15 MHTrust acres = 460.57)

Subarea A is located in two parts in lower elevations of the south Anchorage hillside, directly above the south end of Potter Marsh along the Old Seward Highway right-of-way. This unit is in the Rabbit Creek Community Council area. These 10 lots, totaling 86.37 acres (includes 15 acres subtracted from parcel 2-136 for the Mental Health Trust) were incorporated into the municipal Land Bank holdings in a final state settlement agreement of

1986. Parcels 2-128 to 2-135 are remnant BLM parcels along the Old Seward frontage in the area, while parcels 2-127 and 2-136 are remainder large unsubdivided pieces of municipal selections. The old military Whittier-Anchorage POL pipeline parallels the uphill (east) edge of parcel 2-136 and serves as a current unofficial access point and landmark for this subarea.

The five remote lots in *Subarea B* (190.7 acres) lie in the Chugach front range at the interface of the Rabbit and Little Rabbit Creeks' headwaters. These steep parcels were also placed into the Land Bank after the 1986 state settlement agreement and all but one of the sites borders Chugach State Park. Without current access or utilities, these lots have long been considered most appropriate as future open space parcels.

The southerly three lots in *Subarea C* (170 acres) form much of the upper south side divide of the Potter Creek watershed. These tracts, also placed into municipal ownership after the 1986 state settlement agreement, are generally steep north-facing areas with considerable avalanche and wind exposure. An existing private, by-easement driveway provides access to a remote homestead near the south side of parcel 2-144. An additional .7-acre single lot in Paradise Valley Subdivision is included here as a donation site from a private entity.

I. PHYSICAL CHARACTERISTICS

Topography, Slope, and Vegetation

Subarea A:

The 10 lots within *Subarea A's* main section range in approximate elevation from 20 feet at the edge of the Old Seward Highway in the west to just over 460 feet at the uphill east edge of the lots. Although the subarea is generally steep terrain, there are a series of three shallow north-south oriented tables that parallel the Old Seward Highway. Roughly half the subarea includes slopes greater than 26 percent. See Map 2 for *Subarea A* slope.

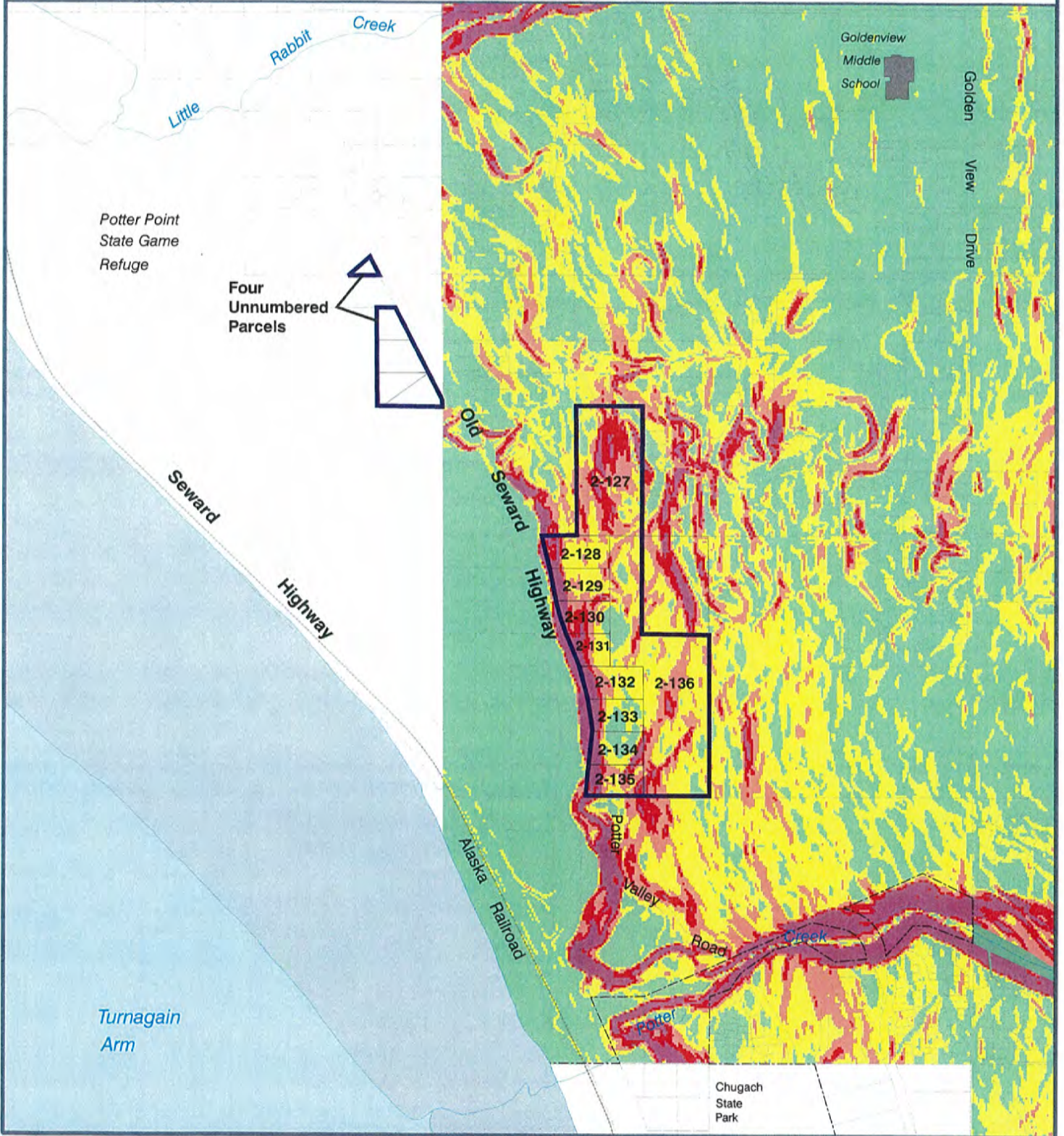
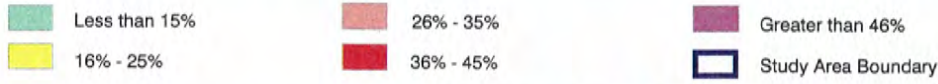
Virtually all of the westerly group of lots and most of parcel 2-127 at the north end include substantial sections of slopes in excess of 36 percent. The west edge of parcels 2-128 to 2-135 lie within a steep bluff that in some areas exceeds 50 percent slopes and includes bare bedrock outcroppings. Parcel 2-127 has little shallow-sloped area and significant, often radical elevation gradients exist within the site, grading west to east from 200 feet to a narrow elongated peak of 385 feet and back down to a waterlogged trough at 320 feet near the east lot line. The four state-selected parcels at the north end of the subarea slope west towards the backside of Potter Marsh in a fairly steep west-facing bluff.

Most of *Subarea A* is forested with mature, undisturbed cover indicative of well-drained hillside vegetation. The woods are dominated by deciduous trees, mainly cottonwood, balsam, poplar, and birch, with smaller percentages of tall willows and alder pockets. This forest type is most common in the Turnagain Arm environment and reaches its northern extremes on this south and east facing section of the Hillside. Typical vegetation in the



Slope - Subarea A

Approximate Scale: 1" = 1360'



shallower sections include bluejoint grass meadows and scattered, open canopy birch. Isolated white spruce are scattered throughout the site in surprisingly small numbers. Understory and ground cover is typically a mixture of highbush cranberry, cow parsnip, bluejoint grass, and other forbs.

Subarea B:

The five remote parcels in ***Subarea B*** lie at the Chugach front and include most of the west slope of this section of the front range. See Map 3 for ***Subarea B*** slope. Parcel 2-139 incorporates most of an entire mountain including the peak and portions of the east slope. Area elevations range from approximately 1,600 feet in the westernmost parcel (2-140) to nearly 4,000 feet in the peaks of parcels 2-139 and 2-141. Virtually all of these parcels include substantial sections of uniformly steep slopes in excess of 40 percent. The relatively small 10-acre parcel 2-143 lies at the mid-crest section of a long east-west trending ridge at the divide between the Rabbit and Little Rabbit Creek watersheds. Parcel 2-140, with a level bench at the west third of the site, is the only one of this group that has any area within its borders less than 25 percent slope.

The subalpine zone reaches down from the higher elevation peaks into the upper Hillside forest at the west edges of ***Subarea B***. Mainly within parcel 2-140, the typical subalpine mountain hemlock forest grades into and mixes with white spruce in the shallow-sloped west sections. Birch woods are not common in this section of the Hillside, and white spruce thickets form on the north-facing slopes. The subarea otherwise shows the classic treeline vegetation typical of the Chugach front, which appears above about 2,500-foot elevations. Mountain hemlock and pockets of poplar or cottonwood on south-facing areas give way to subalpine meadows and alpine tundra. The subalpine/alpine zone is characterized by extensive dwarf birch and alder thickets, ericaceous species, and high elevation specialists including crowberry, blueberry, dryas, cassiope, burnet, and harebells. This mixing zone is unique in the Anchorage area and includes a relatively high species diversity for such high elevations. As different from other areas of the Anchorage Hillside, the few large pockets of white spruce woods show relatively minor damage and infestation from spruce bark beetles.

Subarea C

The largest of ***Subarea C***'s three separate parcels, 2-147, encompasses extensive steep slopes that grade sharply from 4,000-foot+ elevations north into the Potter Creek drainage. See Map 4 for ***Subarea C*** slope. The westerly piece, parcel 2-144, ranges from a low point in the northwest corner of 1,050 feet to a point at 1,725 feet on the grade towards the local peak just off the property. The middle parcel, 2-146, is relatively flat, showing only a narrow elevation gain between 1,500 and 1,650 feet, from north to south. Slightly more than two thirds of parcel 2-147 (the southern section) shows uniform slopes in excess of 40 percent, while that tract's north area slopes down to a shelf with a 16-25 percent incline. The smaller parcel 2-146 includes a flatter shelf of mostly <15 percent slopes, while the north half of parcel 2-144 includes mostly slopes of <25 percent. The remainder of this piece includes varying slopes in a mixture of pockets from 10-45 percent slopes, with the steeper areas bunched at the south end.

Essentially, all of the higher elevation and steeper sections of *Subarea C* contain a strong coniferous component with large patches of uniform white spruce forests and mountain hemlock thickets. Shallower relief sections within these coniferous zones are typically wet, and the spruce and hemlock trees are noticeably sparse and patchy. The occasional drainage corridors within lower elevation sections of these parcels provide better conditions for larger, healthy stature groves of white spruce woods. The area is otherwise a mixture of deciduous woods, subalpine wet meadows, occasionally extensive uniform alder thickets, and alpine slopes. Plant species are essentially the same as identified for *Subarea B*. With larger sections of white spruce woods, the spruce bark beetle impacts are more noticeable within this *Subarea A*, although the area has not been considered hard hit at this time.

Hydrology and Drainage

As is typical of the Anchorage Hillside environment, practically all of the subject parcels in this study contain sections of near-surface groundwater, small streams or seasonal drainages, and pockets of wet surface meadows and wetlands. Even in the steeper sections of the alpine slopes, numerous permanent and seasonal drainages exist, fed by relatively quick response runoff from storm and snowmelt events.

Waterbodies

Permanent streams are mapped at the fringes of *Subarea B* and small seasonal feeders of Rabbit Creek exist on the south and west-facing slopes of parcels 2-140 to 2-143. *Subarea C* includes two small creeks each that course through parcels 2-146 and 2-147. Additional springs and seasonal drainages are also found in all three parcels of this subarea. A permanent creek channel flows in and out of the north border of parcel 2-128 in *Subarea A*, while at least three other ephemeral channels convey water through parcel 2-136 down the slope to pools along the east edge of the Old Seward Highway ROW. Many of these smaller waterbodies were still flowing in July 1997, in the midst of one of Anchorage's driest summer seasons. The cumulative flows out of these channels likely provide important baseflow to the Potter Marsh system and together these streams equal or exceed the flows of Little Survival Creek. Another ephemeral drainage flows through portions of the state-selected lots in the isolated north parcels of *Subarea A*.

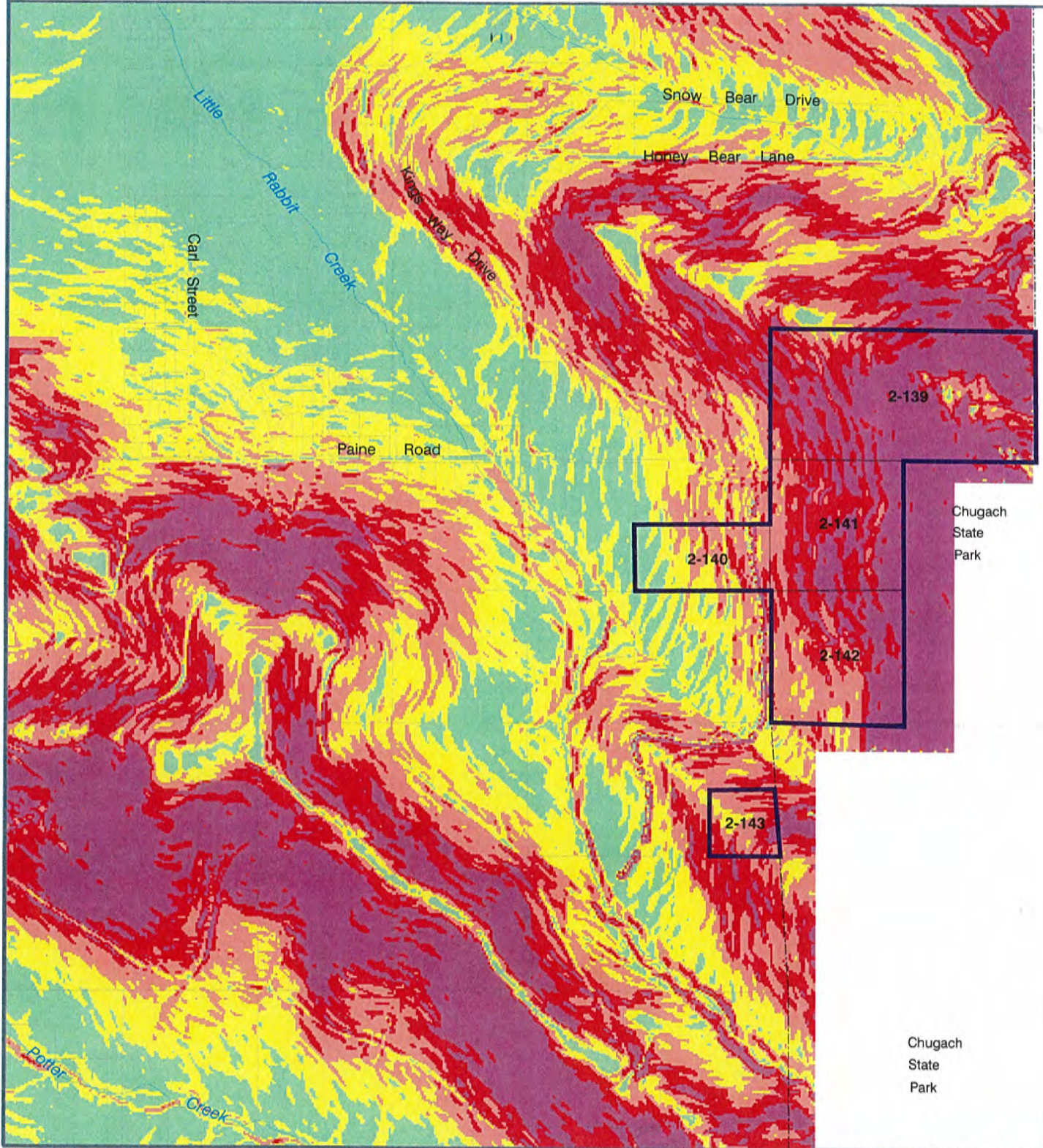
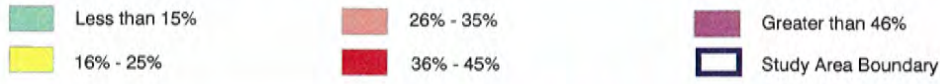
Wetlands

The only mapped wetlands identified for the study area within the **Anchorage Wetlands Management Plan's** Ten-Year Revision is located in pockets along the toe of slope at the west edge of *Subarea A*. Additional small pockets are likely present throughout the study area wherever shallow watertable zones are cut by steeper topography and in flatter sites with poor drainage. Known examples of these wetland pockets include much of parcel 2-146 and pockets of 2-144, and several small sites in *Subarea A*. Without extensive field delineation, the boundaries of such wetland pockets are not detailed here.



Slope - Subarea B

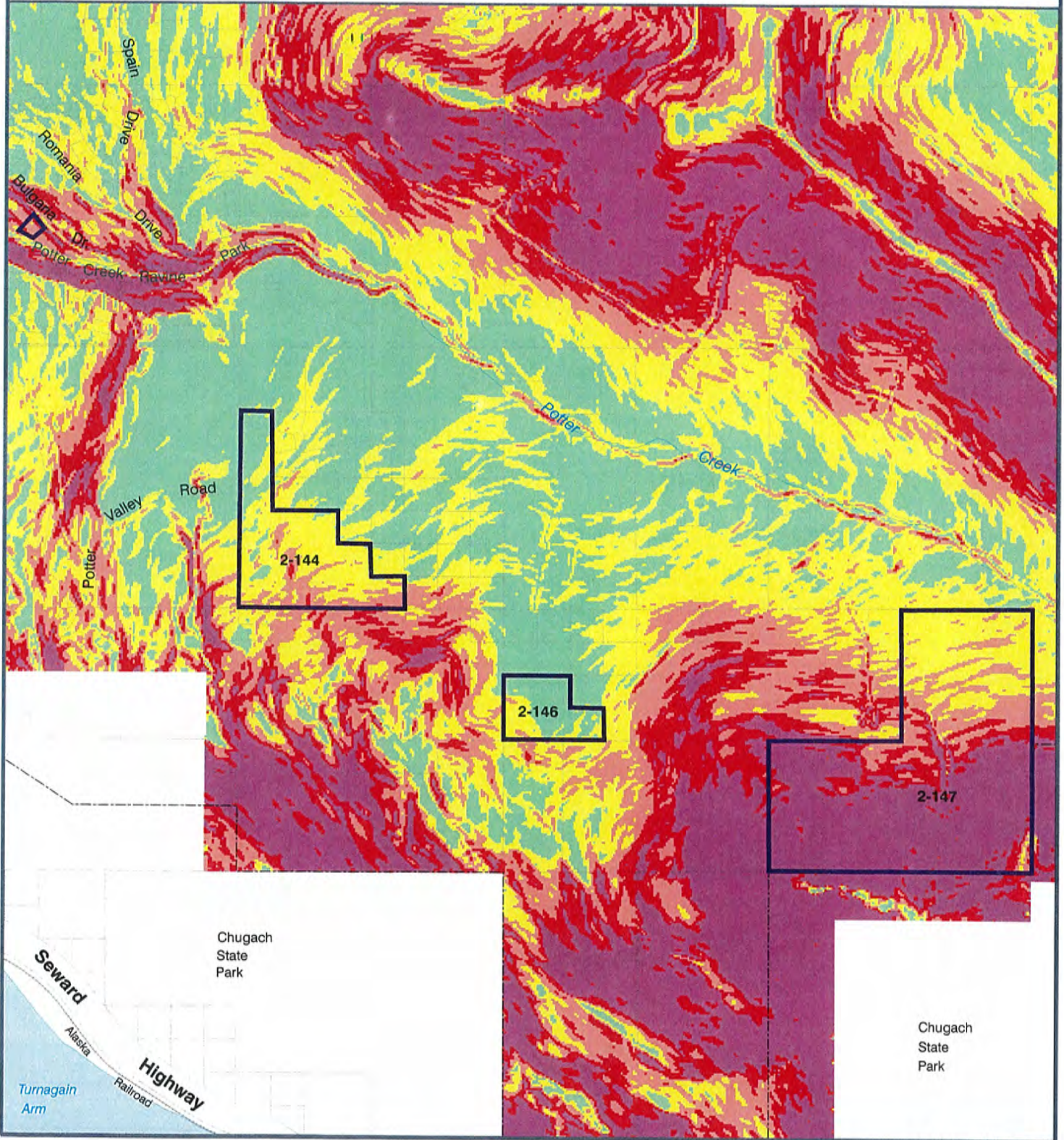
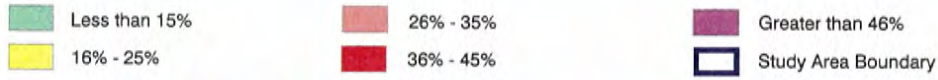
Approximate Scale: 1" = 1360'





Slope - Subarea C

Approximate Scale: 1" = 1360'



Map 4

Drainage and Watertable

Mainly from the field work done for the 1982 **Hillside Wastewater Management Plan** and the 1985 **Little Rabbit Creek-Potter Creek Stormwater Drainage Plan**, considerable information exists about the general surface drainage of the study area. In very general terms, the easterly and southerly high elevation parcels of the study area are underlain with alluvial and/or slope deposit soils and near-surface bedrock. The lower elevation sites, mainly within ***Subarea A***, contain an admixture of alluvium, shallow soils over bedrock and glacial or marine gravel/sand deposits.

Basically from what is known it can be concluded that in shallow-sloped sites, especially in ***Subarea A***, and in other pockets where bedrock is covered by deeper soils, drainage is impeded and relatively slow. Shallow watertables are documented for much of the study area. Roughly half of ***Subarea A*** includes a summer season watertable of less than a foot below the surface while virtually all of parcel 2-144 includes a similar near-surface watertable. Due to steeper slopes elsewhere in the study area, watertable conditions are less severe.

All of the southern section of ***Subarea A*** lies within its own small watershed that drains, via several small semi-permanent channels, into the south end of Potter Marsh. This small watershed is completely below (west) Golden View Drive and nestled between the larger Little Survival and Potter Creek watersheds. Although this drainage basin was identified in the 1985 Little Rabbit Creek and Potter Valley Stormwater Drainage Plan, outflow estimates were not calculated and little is known about the quantity of baseflow that this sub-basin contributes to Potter Marsh. From field investigations for this report, it appears that cumulatively, the 2-4 channels that drain this area below Golden View Drive might equate to about the same baseflow of Little Survival Creek. Additional evaluation of these flows into Potter Marsh is recommended. Another small ephemeral drainage cuts through the state Selection lots in the north section of ***Subarea A***. This drainage also likely contributes considerable freshwater to the Potter system since it drains an area from Golden View Drive and Southpark Terrace.

U.S.G.S. studies of the Potter Creek area generally found two types of well and groundwater configurations within the study area. Wells were the historic sole source of domestic water in that area. Most wells obtained potable water from bedrock foundations at an average tapping depth of 200 feet, with yields of 4.5 gals/min. Less common were wells that obtained water from unconsolidated sediments at less than 100-foot depths with higher yields of 7.5 gals/min. Neither of these average yields could support much more than single domestic supplies so it has been long recommended that wells for broader needs include a means of on-site storage.

Soils

Subarea A soils include a combination of morainal or glacial till deposits, alluvium or stream deposits, which include sorted sands, gravels and some clays, and surficial bedrock pockets. Within these basic soils categories, additional soils detail has been mapped by the Soil

Conservation Service. Much of the flatter sections in *Subarea A* contain Spenard silt loams and Doroshin peat, soils types often indicative of wetlands and poorly drained conditions. *Subarea B* soils are more uniformly distributed with alluvial sand and gravel layers at the west portions and bedrock and poorly sorted slope and bedrock colluvium in the easterly steep slopes. *Subarea C* soils, influenced by their proximity to the Potter Creek system, include silt and clay dominated glacial tills in the north portions of parcel 2-144 that grade up the slopes (south) to sandy gravels and near-surface bedrock. Within this parcel, U.S.G.S. has delineated Torpedo Lake sandy loam, Jacobson silt loam and some Doroshin peat pockets, all of which are characterized as poorly drained surficial soils. Many of the steeper slope areas contain soils that have been classified with high erosion potential. It was on the basis of the above soils descriptions by previous U.S.G.S. studies that the delineation of future on-site and sewerage areas was made in the **Hillside Wastewater Management Plan**.

Bedrock

Significant areas of shallow soils and bedrock intrusions are found throughout the study area. As delineated in the **Hillside Wastewater Management Plan** and the **Little Rabbit Creek and Potter Valley Drainage Plans**, virtually all of *Subarea A* includes a general depth-to-bedrock of 20 feet, with the west bluff and an outcrop in the subarea's southeast corner showing exposed or near surface bedrock sections. Surrounding these, *Subarea A* includes a north-south bench of shallow bedrock that has been measured at <10 feet. Elsewhere in the study area, near surface bedrock conditions dominate the steep slope and alpine areas of *Subarea B* and portions of area *C*. Refer to the Appendix for a Depth to Bedrock map.

Hazards

Seismic and Mass Wasting

The 1979 Harding-Lawson Associates **Geotechnical Hazards Assessment Study** evaluated seismic hazards in this section of the Anchorage Bowl. That study identified only two hazard zones with the study area, with an east-west break between the two zones roughly just east of Golden View Drive and Sections 3 and 10. *Subarea A* falls entirely within the moderately low ground failure susceptibility zone (#2 out of 5). Essentially all of the remaining parcels in the study area lie in hazard zone 1, the lowest ground failure susceptibility sector. The closest mapped fault is the Knik Fault, which is located north of the study area and at its closest lies at the Rabbit Creek Road/Old Seward Highway intersection. Both *Subareas B and C* lie within the zone that Harding-Lawson Associates identified as having a moderate to high mass wasting potential, directly correlated with slope, poorly stabilized soils and near-surface bedrock. These areas are generally known for their susceptibility to snow avalanches, rockslides and related slide actions. *Subarea A* parcels lie within the low to moderate mass wasting potential, with the steep west bluff most vulnerable to slides and erosive forces.

Avalanche

Avalanche hazards within the Municipality were evaluated and mapped in a 1982 report prepared by Arthur Mears, an expert in the field from Colorado. In the **Anchorage Snow Avalanche Zoning Analysis**, the author identified high hazard and moderate hazard avalanche zones throughout the Municipality. In the study area, this report highlights several avalanche corridors with the corresponding hazard areas. These hazard zones typically correspond with the steeper slopes and ridge interface areas in much of **Subareas B and C**. The Mears' study described the red (high hazard) zone as areas that will have a return avalanche event of approximately 10 years--these are active avalanche zones. The blue (moderate hazard) zone includes areas where avalanche events are unusual or infrequent with a return period of approximately 100 years. Specifically for the study area, the following details the extent of avalanche hazards within affected parcels:

- Parcel 2-142 includes roughly half its area within the moderate hazard zone.
- Parcel 2-141 includes about a third of its area in an even split (within one main chute) of moderate and high hazard.
- Parcel 2-146 includes the end of a moderate hazard chute in its southeast corner.
- Parcel 2-147 has parts of three extensive avalanche zones that cover nearly two thirds of the tract. These are mostly high hazard.

Wind

The Harding-Lawson Associates distinguished two basic wind hazard zones in the Anchorage Bowl and the entire study area lies within Zone 2, the high hazard zone. Fifty miles per hour wind speeds, with occasional gusts to 100 mph are expected in this zone. Two specific high wind sources affect the study area. The lowland **Subarea A** parcels are impacted directly by the coastal wind channel that funnels northerly winds which increase as they displace southerly flows and generate high velocities along the coastal fringe of the Bowl. The remaining sections of the study area are directly affected by Chugach winds, which are funneled by the Chugach front geography into the Anchorage Bowl stream valleys where they exit the mountains. These winds are documented for Potter, Rabbit and Little Rabbit Creeks. Typically, the local amendments to the Uniform Building Code address construction mitigation techniques in high wind zones.

Fish and Wildlife

Little field data from the study area has been produced for fish and wildlife. Most information is anecdotal. The highest diversity and breeding densities of bird species occurs in the lower foothills and the Potter Marsh fringes of this section of the Anchorage Bowl. The interface zones between forest types and between the open waters of the marsh and the adjacent hillside uplands provide the highest value wildlife habitats. The Alaska Department

of Fish and Game has identified the hillside stream corridors and seasonal drainages as significant mammal habitats since these serve as migratory and seasonal feeding avenues.

At the request of the Department of Community Planning and Development, the Alaska Department of Fish and Game surveyed portions of the study area, mainly within *Subarea A*. Fish and Game biologists found evidence that wildlife was abundant mainly from significant browse of all known forage plant species. They determined that probably because of the combination of low elevation, available browse species and slope aspects, at least *Subarea A* was a frequently used wintering site for Moose. Since *Subarea A* is connected to a large block of undeveloped land immediately uphill and to Potter Marsh, that together these lands represent a significant zone of wildlife habitat that provides food resources, cover, escape routes and travel corridors that connect the coast with the Hillside/mountains and other sections of the coastal zone.

Fish and Game biologists also conveyed concern about the affects of development on the freshwater drainages that serve as baseflow to the Potter Marsh system. Non-point source pollution and sediments from future residential development may be introduced into Potter Marsh via these new developments. Since the base flow of the 3 or 4 small watercourses that drain through *Subarea A* were felt to equal or exceed that of Little Survival Creek, they were concerned that residential use of this source (for watering, etc.) may be detrimental to the Potter Marsh water budget.

Historical and Natural Landmarks

No historical landmarks have been identified within the study area. However, the western edge of *Subarea A* is distinguished as an *Area Meriting Special Attention* (AMSA) in the Anchorage Coastal Management Plan. This AMSA, specified as the “Andesitic Dike at Potter Marsh on the Old Seward Highway,” was nominated for its geologic uniqueness. It is the only known igneous rock exposure in the Anchorage area and is categorized as an area of unique, scarce, fragile and vulnerable natural habitat and unique geologic significance. As defined in the Alaska Coastal Management Program, an AMSA is a “delineated geographic area within the coastal zone which is sensitive to change or alteration and which, because of plans or commitments or because a claim on the resources within the area delineated would preclude subsequent use, warrants special management attention, or which, because of its value to the general public, should be identified for current or future planning, protection or acquisition.” The Anchorage Coastal Plan recommends preservation of this unique feature with management consistent with the Seward Highway Scenic Corridor.

An old trail cuts through the south edge of *Subarea A* that is referred to by long-time residents as the “Moen-Pennington/Old Jeep Trail.” This trail was historically an access corridor that connected the Old Seward Highway with the Moen and Pennington Homesteads near the south end of Golden View Drive. This trail continues to be used by residents and others as an access and recreation trail across the public lands in the area. It has appeared on U.S.G.S. maps since the 1950’s.

II. SURROUNDING LAND USE AND ZONING

Essentially all of the parcels in each study area are located within largely undeveloped acreage where land ownership is dominated by State, Municipality or private holdings, mostly partially resubdivided 1960's homesteads. Ownership patterns for the study area are depicted on Maps 5-7. Land use and zoning district assignments were formalized for the entire study area in the **1984 G-5 Areawide Zoning Action (AO No. 84-21--see Appendix D)**. All parcels in this analysis fall under the conditions of AO 84-21, which included the following key Special Limitations: Master Site Plan and Final Site Plan review and approval for R-3 areas; new R-10 lots shall have a minimum area of 54,450 square feet (1 1/4 acre lots).

Subarea A is one of the few remaining undeveloped portions of land adjacent to the Old Seward Highway between developed or vacant privately-held large lot residential sites. Refer to Map 8 for Land Use and Zoning characteristics of *Subarea A*. Parcel 2-127 at the north end of this subarea is surrounded by mostly built-out R-6 or R-7 residential subdivisions including, Villages Tideview, Mindyer Manors and Susitna View Estates. Other adjacent subdivisions include Loma Estates to the northeast and Viewpoint North, which spans the wooded hills between these parcels and Potter Creek. This *Subarea A* and parcels to the immediate south and east lie within the area dedicated for R-3 development to include public sewer and water per conditions outlined in the **Hillside Wastewater Management Plan**. Most of the older subdivisions located north of this *Subarea A* are built out and improved while the Mental Health Trust parcel and Viewpoint Subdivision towards Potter Creek remain completely vacant. The residential tracts south of the *Subarea A* are included in the Potter Creek Master Plan--the land within Viewpoint (north) Subdivision is referred to in that plan as "Northcreek." This area is zoned R-3SL with an intended future average density of 5.3 DUA.

Abutting this subarea to the west is the Old Seward Highway right-of-way beyond which is the Potter Marsh section of the state owned Anchorage Coastal Wildlife Refuge. The Old Seward Highway includes 250- and 300-foot ROW sections of in the vicinity of this subarea with an existing 30-foot paved section. A few large 3-plus-acre lots are scattered along the west side of the Old Seward right-of-way at the refuge border. The large undeveloped parcel directly east of *Subarea A* is currently zoned PLI, because of its public ownership, but this piece has been transferred to the State-Mental Health Trust (see below) and it will likely be rezoned and developed in the future with public sewer at a residential density of at least 3 DUA, as recommended in the **Hillside Wastewater Management Plan**.

Note: Immediately uphill and east of *Subarea A* lies a 120-acre parcel which had until recently been under HLB jurisdiction (old parcel 2-137). This acreage was transferred to the Alaska Department of Natural Resources-Mental Health Trust Section as part of the **1995** Mental Health Trust settlement. As a condition of that settlement and subsequent transfer, the Municipality and the Mental Health Trust administration agreed to an additional agreement that transferred (i.e. retained) 15 acres of the original parcel (2-137) back to the Municipality, for the Anchorage School District's future elementary school site. In return, this agreement calls for the Mental Health Trust unit to obtain an area of land within parcel 2-136 of equal value (via appraisals) to the original acreage in parcel 2-137. At the time of this report, this return transfer to the Mental Health Trust was an approximate 20-acre rectangle in the northeast corner of *Subarea A* at parcel 2-136. The school site was officially identified in the 1987 **Golden View Elementary School Site Selection Study**. The site has never gone through the formal school site selection process.

Subarea B lies at the east edge and beyond a large zone of typical Hillside R-7 and R-10 area which is grouped mainly within the adjacent Section 1. Refer to Map 9 for Land Use and Zoning characteristics of **Subarea B**. This conglomeration of subdivisions includes Hunter Heights, King Heights, Bear Valley, Cinerama Terrace, Rabbit Creek Heights, Mountain Vale, Pennington Park and Keno Hills (Additions 1-6). These residential parcels lie in the more developable portions of the upper southeast Hillside, and are grouped in the shallow-sloped, better soil sections of the south side of the Rabbit Creek Watershed. Several homestead parcels, also zoned R-10 SL, are found west and downslope of **Subarea B** in various states of subdivision and with various levels of improvements. Immediately north and west of the subarea within the heavily subdivided Section 1, roughly a third to one half of the residential area is actually developed and improved. The current land use maps otherwise show most of **Subarea B** as vacant land. Areas to the east and south are almost entirely within the Chugach State Park and are considered mostly remote with little improvements or official public access. Future residential development in this section of the Hillside shall conform to the areawide rezoning ordinance (AO-84-21) that identifies a minimum lot size of 54,450 square feet (1.25 acres); lot size is otherwise dictated by on-site slope and soils conditions.

Subarea C lies at the upper end of the relatively recent development, which has been articulated in the 1985 Potter Creek Master Plan. . Refer to Map 10 for Land Use and Zoning characteristics of **Subarea C**. This master plan unit, which covers 902 acres, includes Southcreek Estates and Potter Creek Subdivisions and an undeveloped area referred to as "the Potter Creek Highlands". Future development in the Potter Creek Highlands will be directed into eight residential tracks. Future land use patterns and subdivision design is delineated in this adopted Master Plan. Viewpoint Subdivision (Potter Creek=North Creek Tracts) and Viewpoint South Subdivision are located north of the **Subarea C** and straddle the lower reaches of Potter Creek while a portion of Paradise Valley and Potter Creek Glen and Potter Creek Subdivisions are also north of the subarea in the upper sections of the Potter Creek Watershed. HLB parcel 2-144 is mostly surrounded by various-sized homesteads. The **Subarea C** parcels lie up valley and beyond the section of the G-5 Rezoning that delineated future public sewer extensions. There is a section of highly developable land north of this subarea on the south side terrace of Potter Creek that is zoned R-1A SL. This zoning district is separated from the **Subarea C** parcels by a section of R-6 property. Except for a few remote-type parcels, mainly up-valley in Section 13, the upper sections of Potter Creek Valley remain undeveloped. Other adjacent land south of **Subarea C** includes remote sections of Chugach State Park. The single private parcel in **Subarea C** is an R-6 lot in Paradise Valley that abuts the platted Green Belt Preserve from that subdivision.

III. ACCESS

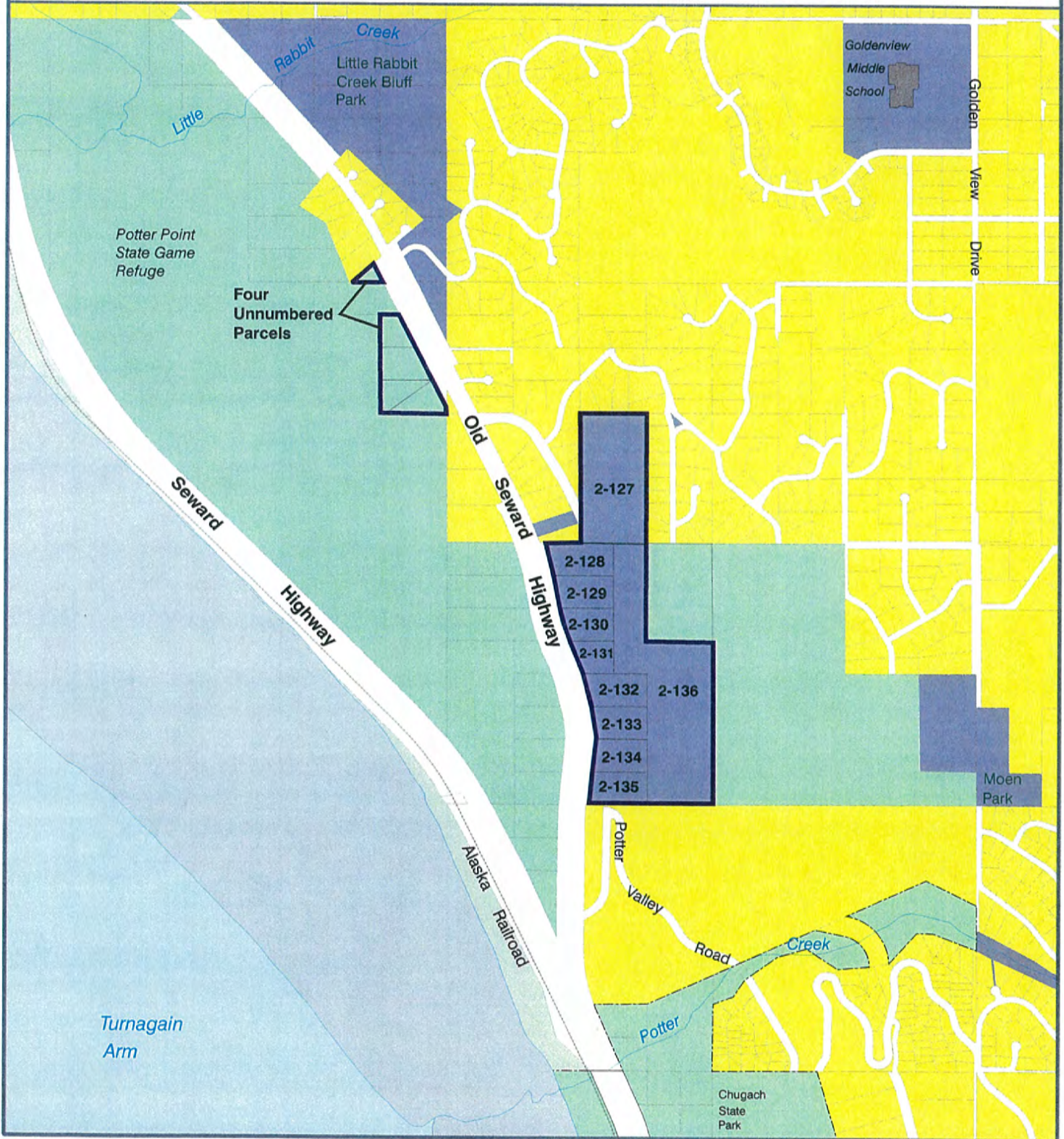
Subarea A has no current improved direct access. Platted rights-of-way into the site exist as extensions from Fedosia Drive and Belarde Avenue at the site's north side. West 172nd Avenue extends towards **Subarea A's** northeast corner as a half-dedication but this roadway is unimproved and the right-of-way ends short of the subarea. Although the main access into



Existing Land Ownership - Subarea A

Approximate Scale: 1" = 1360'

- Private
- State
- MOA



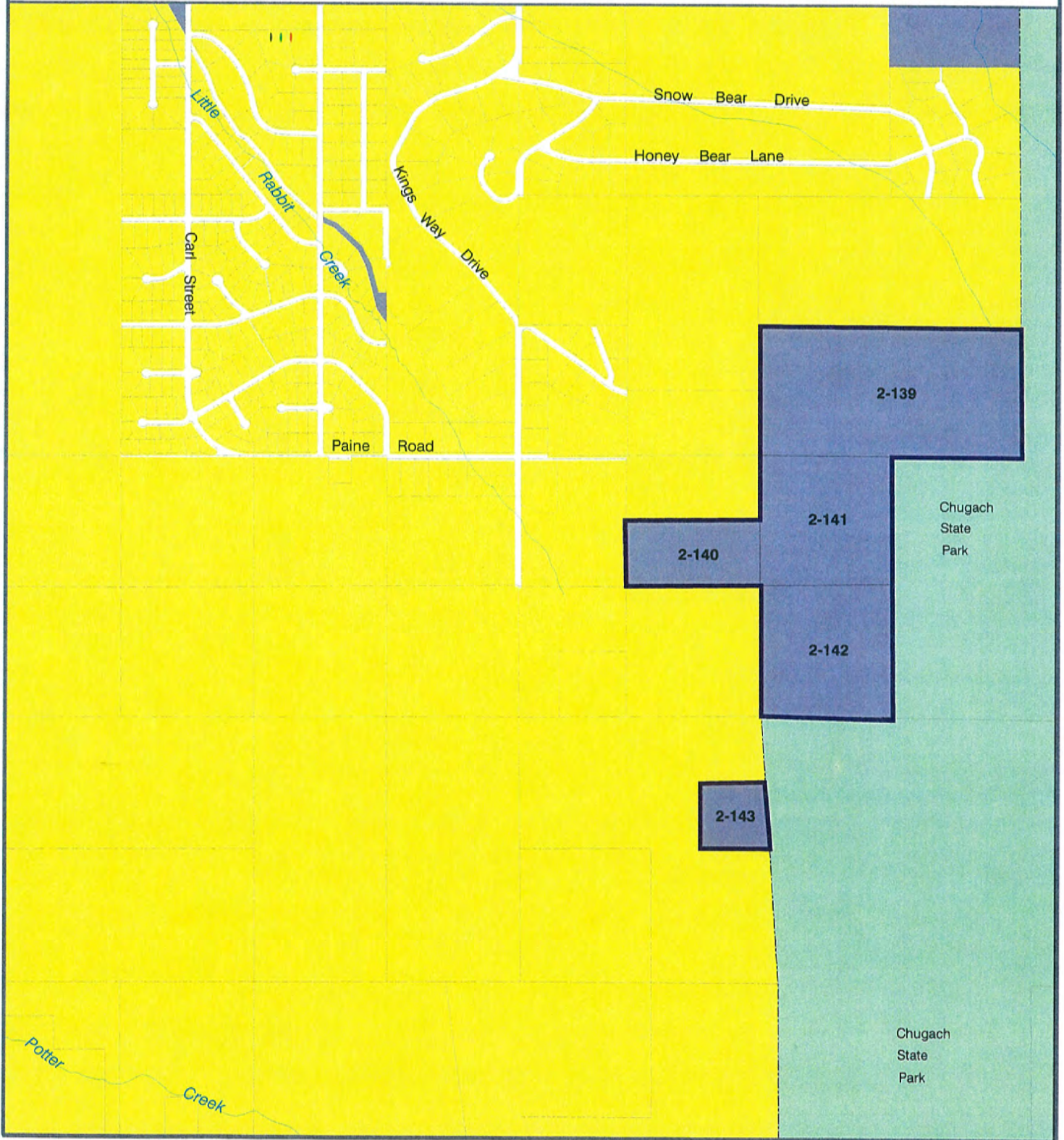
Map 5



Existing Land Ownership - Subarea B

Approximate Scale: 1" = 1360'

- Private
- MOA
- State



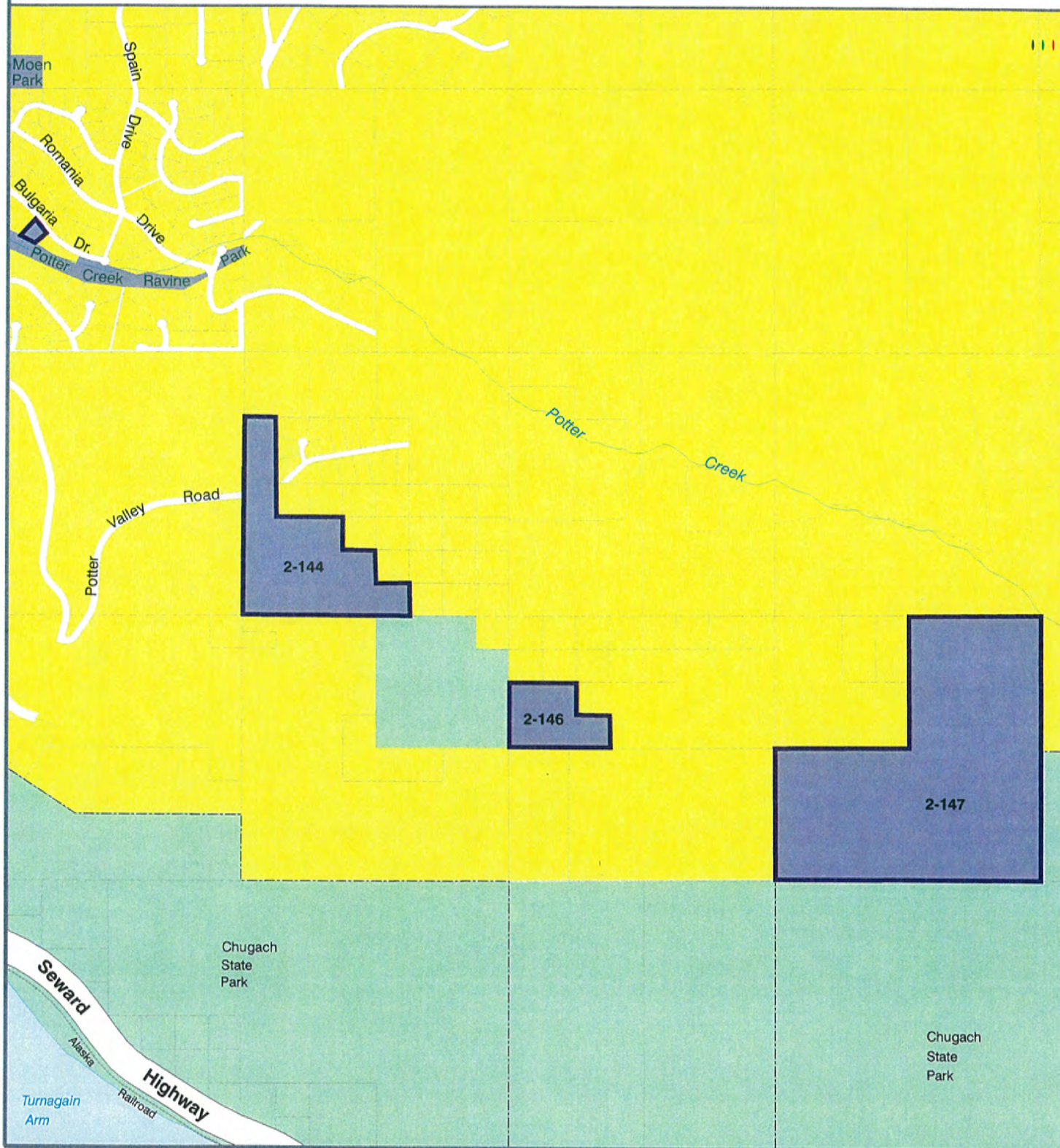
Map 6



Existing Land Ownership - Subarea C

Approximate Scale: 1" = 1360'

- Private
- MOA
- State



Map 7

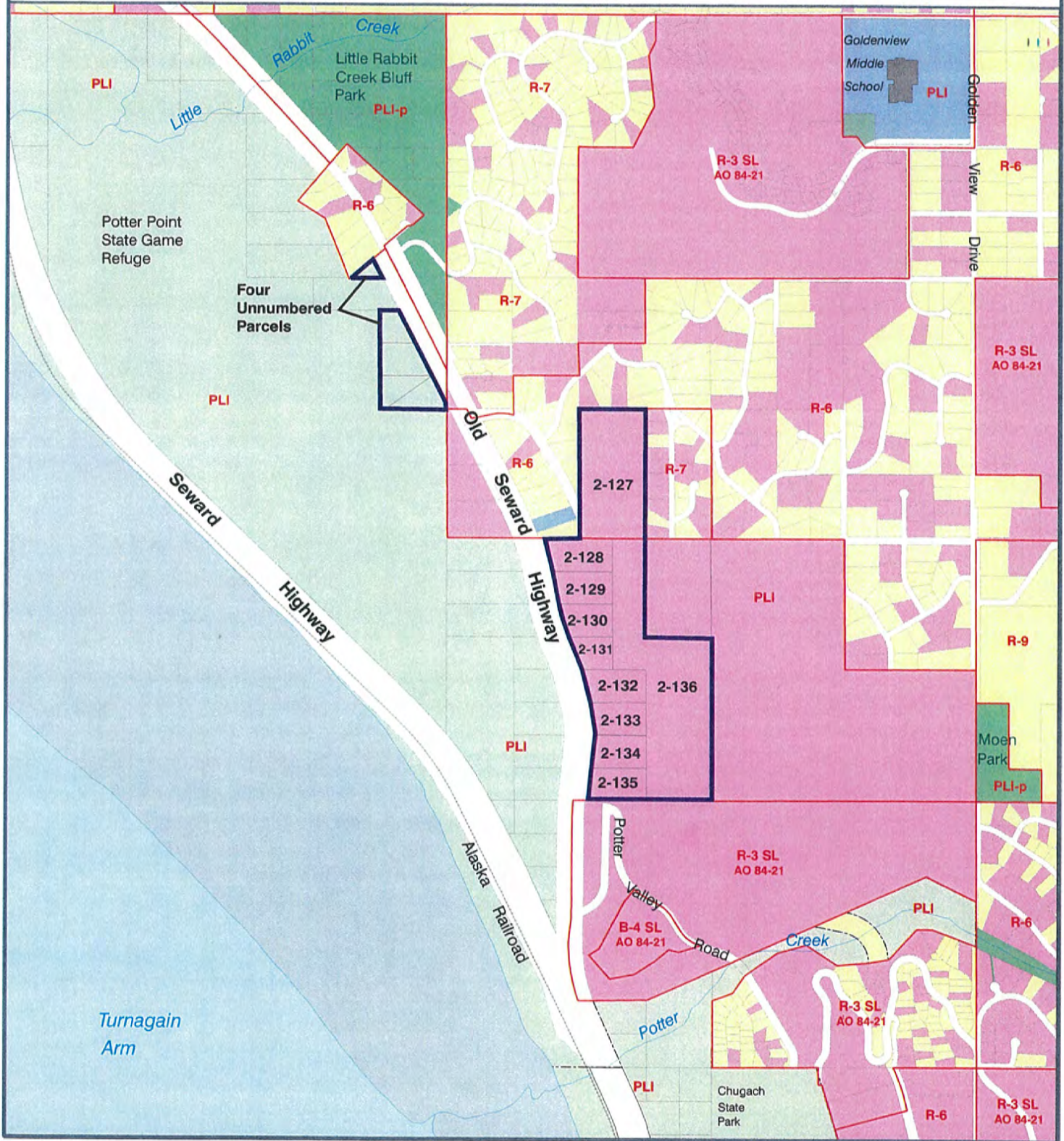


Existing Land Use* and Zoning - Subarea A

Approximate Scale: 1" = 1360'

- Single-family Residential
- Parks
- Vacant
- Institutional
- Open Space
- Study Area Boundary
- Zoning District Boundary
- R-6 Zoning Designation

* Land Use information as of 1994



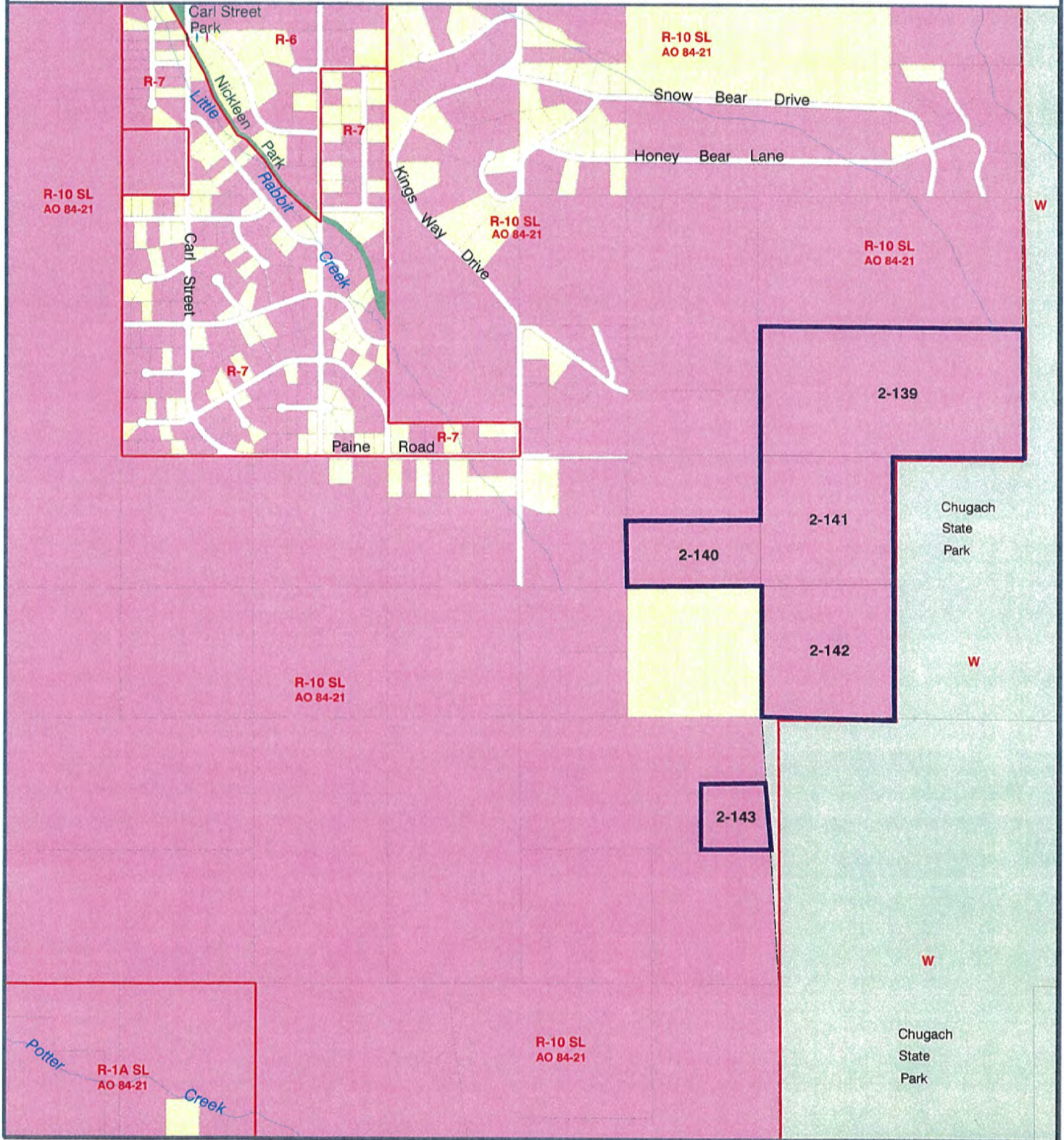


Existing Land Use* and Zoning - Subarea B

Approximate Scale: 1" = 1360'

- Single-family Residential
- Parks
- Vacant
- Institutional
- Open Space
- Study Area Boundary
- Zoning District Boundary
- R-6 Zoning Designation

* Land Use information as of 1994



Potter Creek, via Potter Valley Road, passes immediately south of *Subarea A*, there are no access points into this unit from the south.

Subarea A is connected via local streets, to the Seward Highway corridor and the Rabbit Creek Interchange. Old Seward Highway and Potter Valley Road are designated residential collectors in the Anchorage Official Streets and Highways Plan, as is Golden View Drive to the east. As with all of the study area parcels, pedestrian circulation is limited to unimproved local trails. In *Subarea A*, the "homestead" trail angles uphill from Potter Valley Road to Golden View Drive and passes by the subarea's southwest corner. The military POL pipeline serves as a moderate use four-season trail mainly for area residents. The four state Selection lots are located at the west edge of the Old Seward Highway right-of-way and have no improved access.

Access to *Subarea B* is currently limited to a poorly improved extension of Kings Way and Culhane Road beyond (south) Cinerama Terrace Subdivision. This dirt road exits the south side of Section 6 just west of midsection and traverses north-south through Section 7 to a remote hillside parcel in the section's southwest corner. This dirt access cuts through the west half of parcel 2-140. The remaining parcels are otherwise without improved access points. Section line easements exist (as Paine Road on the east-west border between Sections 6 and 7 and as Kings Way along the northwest corner of Section 7--both easements end short of the study area's parcels. A few unimproved trails are found beyond the developed sections of the adjacent remote subdivisions that are used by locals for Chugach Park access. Most of these trails traverse private property.

Because *Subarea C* lies immediately beyond the existing Potter Valley developments, it is reasonably well served by attendant roadways from that Master Plan area. Potter Valley Road, identified and partially built as a residential collector in the OS & HP, is planned to extend east beyond the Potter Creek Master Plan area into the upper reaches of the south side of Potter Creek Valley. Because this road is a designated collector, future design and construction costs beyond the current end-of-pavement would be reimbursed by up to two-thirds with the developer. This reimbursement clause has apparently been written into past subdivision agreements between the Municipality and original Potter Valley developers.

There is no improved north-south oriented roadway that crosses Potter Creek. Portugal Drive, a platted internal residential street of Paradise Valley Subdivision, is designed to serve access for the southeast corner of that subdivision and crosses the upper reach of Potter Creek in Section 11. In addition, the Potter Heights Subdivision, located immediately north and east of parcel 2-144, includes a 50-foot public access easement that extends north out of that neighborhood to the Section 11 & 14 border where it intersects with the south end of Paradise Valley Subdivision. This easement could serve as a future road, trail or utility corridor. There are otherwise platted section line easements at the west borders of Sections 13 and 14. This section line easement is developed with a narrow driveway prism that extends south from Potter Valley Road along the border of Sections 14 and 13 to remote parcels. Another driveway "easement" is developed immediately east of the west border of Section 14. This access is an easement by agreement as permitted to a private entity from the

State of Alaska Department of Natural Resources. Access to this subarea's private lot in Paradise Valley exists from the platted Bulgaria Drive right-of-way.

IV. UTILITIES AND OTHER SERVICES

Except for the lower portions of the existing development in the Potter Creek residential units, the remaining sections of the study are all served by wells and on-site septic systems. Other utility extensions into these more remote areas are variable in their extent of coverage and access to the subareas.

Water

At this time none of the more remote sections of the study area are directly served by public water. The Anchorage Water and Wastewater Utility has no immediate or long range plans to expand water service into the remote sections of *Subarea B or C*. The existing developed sections of the Southcreek portions in the Potter Creek Master Plan area are served by a public well and associated distribution lines. Future expansion towards full build-out of the Potter Creek planning unit will require additional wells and a reservoir site, because of supply discrepancies in the service of the current public well (per municipal Fire Dept.) As a result of recent subdivision expansion along the west side of south Golden View Drive, a new water main has been extended from Huffman Road to the mid portions of south Golden View, in keeping with the expansions outlined in the 1990 **Utility Corridor Plan**. This main may eventually be extended further south to the "Highlands" portion of the Potter Valley Master Plan area. Remaining parcels in the study area are currently served by private wells.

Sanitary Sewer

Sewer service coverage in this Plan's study area relates directly to the coverage delineated in the **Hillside Wastewater Management Plan**. That plan highlights those areas of this section of the southeast Anchorage Hillside that, based on soils, depth to bedrock and slope, that are suitable for sanitary sewer extension. According to that Plan, all of *Subarea A* and a small northerly portion of one lot (2-144) in *Subarea C* are included in the future area for public sewerage. At this time, a sewer main pump station and line extension were developed in the 1980's as part of the infrastructure development for the first phases of Potter Creek--this main is available for portions of *Subarea A*. All of the remaining land, including all of *Subarea B* and the majority of *Subarea C* are unsuitable for future public sewer extensions. Because of what were considered severe environmental conditions (steep slopes, high watertable, shall/surface bedrock), virtually all of *Subarea B* is identified as being additionally unsuitable for individual on-site septic treatment systems. This designation does not preclude future development or the use of on-site treatment, rather it is a general approximation of those areas where significant standards, designs and scrutiny will be required to identify those areas which might be suitable for septic systems.

Power/Telephone

Power and telephone lines reach into portions of each Subarea, as remote extensions along section lines in ***Subarea B*** and parts of ***C***, or as main service lines such as those that supply developed residential units north of ***Subarea A*** or from developed portions of the Potter Creek Master Plan areas. All of these existing lines are covered in appropriate easements, some of which extend into portions of each Subarea. Additional easements would need to be created for additional telephone and/or electric service for the more remote parcels. For electric power, virtually all of the study area would likely be served in the future via the "Hillside" CEA substation located on the north side of Rabbit Creek Road. Primary overhead electric power conductors enter ***Subarea A*** in parcels 2-127 and as a link line across the block of parcels along the west border, while similar connections for ***Subarea C*** exist through the Potter Creek developments and from Paradise Valley to the north.

Storm Drain

Due to the large lot, rural nature of the surrounding developments, no storm drain systems are developed within the study area or in adjacent residential developments. Primary storm drainage systems are handled by roadway ditches and culverted drainageways within existing residential subdivisions. Most of these rural ditch systems drain directly to area creeks or tributaries. Current runoff treatment comes from the ditch systems only.

Gas

Gas service is currently available, at least indirectly via adjacent subdivision service, to most of the study area. Line extensions would be required to virtually all the remote sections should these be developed. The Municipality has identified a gas main extension line along the Old Seward Highway at the west end of ***Subarea A***. All other gas service requirements would be via 4- to 20-inch lines per the standards outlined in the **Utility Corridor Plan**.

V. RELATED PLANS, POLICIES, AND REGULATIONS

This section relates relevant policies, actions and recommendations that various other municipal documents have made for the study area. Several of these documents are adopted elements of the **Anchorage Bowl Comprehensive Plan** and the Anchorage Municipal Code (Title 21).

Anchorage Bowl Comprehensive Plan

This plan is intended to be a usable, effective guide for community development. The **Anchorage Bowl Comprehensive Plan** was adopted in 1982 and reflected then current economic and population projections and community goals and aspirations. The Comprehensive Plan's Generalized Land Use Plan identifies ***Subareas B*** and ***C*** for future residential development and ***Subarea A*** for future Public Lands/Institutions. These land use designations directed and reflect the current zoning classifications. A subsequent areawide

rezoning action amended the Comprehensive Plan and detailed future residential densities that better reflect physical conditions within this part of the Hillside. The Comprehensive Plan also identified a future open space or linear park system in the vicinity of *Subarea A*.

Anchorage Coastal Zone Management Plan/Anchorage Wetlands Management Plan

Anchorage's coastal zone management boundary runs along the top of the bluff behind Potter Marsh and the Old Seward Highway and includes the west edge of *Subarea A*. None of the other subareas are within the coastal zone. Within this section of the coastal boundary, the Coastal Management Plan identifies the following Resource Policy Units: the "A" (*Preservation*) wetlands that lie in *Subarea A* between the Old Seward pavement and the bluff face, and a section of *Urban Residential* area towards the south end of *Subarea A*. The Coastal Plan also calls out the bluff face of *Subarea A* as an *Area Meriting Special Attention (AMSA)*--the *Andesitic Dike at Potter Marsh*. This special area designation was based on the State's coastal management program statutes, because it was considered "sensitive to change or alteration and, because of plans or commitments or because a claim on the resources within the area delineated would preclude subsequent use of the resources to a conflicting or incompatible use, warrants special management attention, or which, because of its value to the general public, should be identified for current or future planning, protection or acquisition." The study area also lies immediately north of another Coastal Plan AMSA, the *Seward Highway/Turnagain Arm Scenic Corridor*. This AMSA begins near Potter Creek and extends the length of Turnagain Arm to the southern municipal boundary, as a corridor of scenic importance is to be managed in a manner consistent with the natural setting and with maximum viewing opportunities. The Municipality developed a **Seward Highway Scenic Corridor Plan** which outlined many potential viewing and passive recreation enhancements.

The "A" wetlands at the toe of the *Subarea A* bluffs are meant to remain undeveloped to the maximum extent, per the **Anchorage Wetlands Management Plan**, while the Urban Residential lands are meant to include appropriate zoning and Title 21 code regulations in future residential design and development scenarios. The AMSA designation language in the Coastal Plan described a unique geological feature of igneous rock exposure at these bluffs and recommended that the Municipality prepare a letter of agreement with the State (Department of Transportation and Public Facilities) to preserve the site and post interpretive signs. This has never been undertaken.

Anchorage Parks, Greenbelt and Recreation Facility Plan & Areawide Trails Plan

The 1985 **Anchorage Parks, Greenbelt and Recreation Facility Plan** updated and provided further detail from parks information presented in the **Anchorage Bowl Comprehensive Plan**. For the study areas, this plan identifies a conceptual future linear greenbelt/open space area above the east end of *Subarea A*, a future neighborhood park in the same general area and a future mini park in *Subarea C*. This plan acknowledges a deficiency in neighborhood park space in the study area. Existing neighborhood park deficiencies are to be reduced via acquisition, capital improvement programming and reserving municipal land. There are otherwise no municipal park facilities in the study area.

The Parks Plan standards for neighborhood parks include a size of 2.5 acres per 1,000 residents in the general area with a 5-20-acre size range. Standards for linear parks and greenbelts include sufficient width to protect resources with a continuous length to join several residential areas.

The 1996 **Areawide Trails Plan** further specified a planned multi-use unpaved trail at the east edge of *Subarea A* and a future/existing bike trail in the Old Seward Highway right-of-way. This trail appears meant to utilize the roadway section. A planned multi-use paved trail has been designated by this plan to extend across Potter Creek Greenbelt Preserve and enter into *Subarea C* at parcel 2-144. Within *Subarea B*, the Trails Plan map shows a planned multi-use unpaved trail connecting the public lands of Section 36 and the residential developments in Section 1 with Chugach State Park in Section 6. This trail transects parcel 2-140 in *Subarea B*.

Anchorage Metropolitan Area Transportation Plan/Official Streets and Highways Plan

Both of these plans articulate the Municipality's official long-term roadway configurations and plans. Both plans identify maintenance of existing roadway configurations and levels of service within the study area. Existing roads are outlined in the Access Section above.

Hillside Wastewater Management Plan

Much of this 1982 plan's recommendations and findings have been stated in earlier sections of this chapter. Land use alternatives and recommendations are consistent with the relevant aspects of this plan. To a certain degree, the results of the **Hillside Wastewater Management Plan** dictated the land use recommendation and alternatives presented herein for these HLB parcels. The present study has confirmed and/or provided additional data on the physical attributes of the HLB portions of the Hillside Wastewater Plan's original study area. Future land use and development patterns that deviate from this plan's recommendations would require plan amendments. This especially applies to areas where future residential densities might vary from density recommendations outlined in the Wastewater Plan.

Little Rabbit Creek and Potter Valley Stormwater Drainage Plan

This 1985 study was done for the Department of Public Works with the intent of providing a site-specific and systematic storm drainage and treatment plan for the two stream systems. Recommendations for such actions for the study area were limited to specifics for *Subarea C*. Because at the time of this document's publication, there were no long-term development plans projected for *Subarea A* or *B*--little drainage or treatment actions were delineated for these areas. For *Subarea C*, this plan identified a future full-buildout storm drain pipe system to cut across the north edge of parcel 2-144, that would connect to an areawide piped storm drain for the upper developments in the Potter Creek development. The plan also identified the placement of a sedimentation and collection basin for the south Potter Creek storm drain system with a proposed locate immediately northwest of *Subarea C*.

Heritage Land Bank Inventory

The 1988 and subsequent versions of the **Heritage Land Bank Inventory** outline land use information and management recommendations for all of the Land Bank's parcels. Generally, the inventory recommends disposals or consideration for future residential development of those parcels in the study areas that were, at the time of that document, considered suitable. This includes parcels in *Subarea A* and parcel 2-144 in *Subarea C*. The Land Bank Inventory otherwise acknowledged the relative unsuitability of the more remote parcels in *Subareas B and C* and recommended either additional analysis or designation of marginal areas for open space. This current study confirmed many of the Land Bank Inventory's recommendations.

G-5 Areawide Rezoning Ordinance (AO 84-21)

This areawide rezoning ordinance provides the most significant and site-specific land use regulations and recommendations for the Potter area lands. This ordinance provided for site and area specific new zoning district designations and included substantial areas of R-3, R-6, R-10 and PLI. This ordinance applied zoning districts and area specific special limitations in compliance with findings and recommendations of the **Hillside Wastewater Management Plan**. Development alternatives in this land use study are consistent with this plan.

CHAPTER 3. EVALUATION OF COMMUNITY FACILITY NEEDS

AMC 25.40.025 mandates that each site-specific land use study for an HLB parcel shall address the need for community facilities at that location. To address that requirement, various municipal departments were contacted and asked to identify any specific future facility needs suitable within the study area. In response to that inquiry few detailed needs for future services or facilities were defined by municipal entities. This section also includes responses for future needs and goals from non-municipal organizations. (Comments are included as Appendix B.)

I. MUNICIPAL AGENCIES

Anchorage Water and Wastewater Utility

The Water and Wastewater Utility did not identify any future uses or needs within the study area. Their official response outlined existing services and long-term plans for water and sewer mains and local connects within the specific HLB parcels. They also identified where future line extensions would be required if residential land uses expand into the various parcels.

Cultural and Recreational Services

This department's response cited an existing need for neighborhood parks within the study area. Specifically, there is an acknowledged deficit of neighborhood parks in this section of the south Anchorage hillside. The Parks and Beautification Division has defined a minimum standard of 10 acres of "developable" land for neighborhood parks. They identified suitable acreage of useable land for neighborhood parks in *Subarea A* and in *Subarea C* (@ parcel 2-144). They requested that park areas be delineated in the context of this study or during future disposals. The Parks and Beautification Division also recognized that portions of parcels 2-140 and 2-142 in *Subarea B* contain part of the upper Little Rabbit Creek system and their preference was to establish those riparian areas in the Rabbit Creek Greenbelt system. An official greenbelt designation provides a higher level of stream protection and ensures future public access.

Although solicitations were made concerning future needs to other municipal departments, no additional comments or needs were received.

II. NON-MUNICIPAL AGENCIES

Alaska Department of Natural Resources-Division of State Parks

The Chugach State Park staff of the Alaska Department of Natural Resources has identified a long-standing interest in the remote parcels of this study area, particularly all of *Subarea B* and portions of *Subarea C*. They specifically requested that all parcels in *Subarea B* (2-239 to 2-143) and parcel 2-147 in *Subarea B* be retained in public ownership since their highest value is public access to Chugach State Park, protection of scenic values, avoidance of structures in avalanche hazard sites, habitat and water quality functions. These outlying parcels abut Chugach State Park and represent reasonably accessible alpine land at the Chugach Mountain front that would significantly enhance the park in this section of the Hillside. Particularly at a time when the existing active park access at Glen Alps is at or beyond capacity for much of the summer season, these sections of *Subareas A* and *B* offer new or alternative access points to remote areas of the park. The Alaska Department of Natural Resources has a long-standing need and practice of enhancing and expanding public access to Chugach State Park for the public benefit. For these reasons, Alaska State Parks is very interested in some type of accession of these lands to the State for future park purposes.

Alaska Department of Fish and Game

In their letter of response to solicitation from the Municipality, Fish and Game staff highlighted results of their field survey of *Subarea A* and offered additional general comments on wildlife use of these areas of the Hillside. Within *Subarea A* they identified significant wildlife habitat. They also noted the importance of the several small streams that cross this subarea. These drainages directly feed the south end of Potter Marsh and their cumulative flows equal or exceed Little Survival Creek, the acknowledged main freshwater source of Potter Marsh. Given the significance of Potter Marsh at the south end of the Anchorage State Coastal Wildlife Refuge, Fish and Game staff requested that these drainages be preserved and their flows and water quality maintained in any future land use scenarios for *Subarea A*. Because *Subarea A* provides a large block of significant wildlife habitat and an obvious wildlife travel corridor connecting hillside and coastal habitats, Fish and Game felt it was vital that adequate strips or corridors of native vegetation be retained for wildlife within the area and along the stream channels.

Although the Alaska Department of Fish and Game did not comment on the four isolated parcels west of the Old Seward Highway in *Subarea A*, there is a longstanding state interest in these lands for inclusion into the Anchorage Coastal Wildlife Refuge-Potter Marsh section. The refuge boundary modified by mid-1980's legislation includes all of these lots. Previous solicitation of interest from municipal agencies for these lots went without comment.

III. NON-GOVERNMENTAL ORGANIZATIONS

Bear Valley Community Council

Staff made a presentation to this Community Council and at that meeting the members stated their preference to maintain the tracts in *Subarea B* as open space for future Chugach State Park access and recreation. Concern was expressed that current access to these parcels was difficult and unimproved and that access to the park must be maintained and addressed in any future land use scenario.

Rabbit Creek Community Council

Since both *Subareas A* and *B* lie within the boundaries of this Community Council, considerable interest was expressed from this organization. In their letter of response, the council's executive committee forwarded a resolution that endorsed a series of recommendations. These and other general concerns are summarized below:

<i>Hydrology</i>	Maintain surface flows to Potter Marsh and retain natural filtration and recharge of streams
<i>Wildlife Habitats</i>	Retain undisturbed acreage for wildlife habitat and connectivity corridors in <i>Subarea A</i> especially
<i>Lot Size</i>	The council advocated minimum lot sizes in any new residential developments of 1.25 acres
<i>Road Standards</i>	Any new roads shall be developed to municipal standards for safety and snow removal facility.
<i>Neighborhood Parks</i>	Consistent with a 1986 Rabbit Creek Community Council resolution, the council reiterated the deficit and need of 5-10 acres developable neighborhood parks. Neighborhood parks were requested in both <i>Subarea A</i> and B.
<i>Trails</i>	New trails, including those outlined in the new Trails Plan, are required in both Subareas A and B. These are needed for neighborhood connections to recreation areas and for more regional conveyance and it was requested that new trails not be placed at the edge of roadways.

In addition, the Rabbit Creek Community Council included parcel specific concerns:

Subarea A: This area has been identified by the council as critical wildlife habitat and the only remaining large undisturbed tract on the east side of the Old Seward Highway. These parcels are essentially part of and related to Potter Marsh, connected by water flows and habitats. The several permanent streams should be identified and preserved. The council recommended that an off-road trail be identified for the gas line easement, which now serves as an unofficial local use trail corridor. The old jeep/homestead trail cuts across the subarea's southeast corner and should be retained.

Subarea B: There is a stream channel near the west edge of parcel 2-144. The north section of this parcel is ideal for a “developable” neighborhood park. Parcel 2-147 should be zoned and managed as Watershed.

Alaska Center for the Environment--Potter Marsh Watershed Project

The Alaska Center for the Environment responded to the request for information for this study through their Potter Marsh Watershed Project coordinator. Their concerns and interests mirrored those of the following group. Specifically, they noted that parcel 2-144 in **Subarea C** be evaluated for use as a future school site or neighborhood park and all of **Subarea A** be retained as open space/park. Because of **Subarea A**'s proximity and direct hydrologic connection to Potter Marsh, it should be retained in an undisturbed state to allow for this function to continue. As other groups have stated, **Subarea A** is the only remaining undeveloped land that borders the east side of Potter Marsh and is therefore highly valuable as a wildlife corridor. Should future residential use be authorized in this subarea, this group requested that the local hydrology be further evaluated and detailed to identify how significant the local hydrologic connection is to Potter Marsh and how to avoid negative impacts to the marsh and its water sources.

Friends of Potter Marsh

This non-profit organization is dedicated to the preservation and enhancement of Potter Marsh and to the development of a future nature center planned at the northeast end of the marsh. This group identified the parcels in **Subarea A** (2-127 to 2-136) as being directly connected to the marsh ecosystem. According to the Friends of Potter Marsh, the drainages out of **Subarea A** provide up to 80 percent of the surface water for Potter Marsh. They were concerned that future residential development in these parcels would alter this direct connection and influence on the marsh and water quality of the system might also be compromised. They recommended that **Subarea A** be set aside for parkland and for a future trail connect to the terminus of the Coastal Trail which is planned for the north end of Potter Marsh on Old Seward Highway. **Subarea A**'s intrinsic value as an additional public use focus area amenity for the future of Potter Marsh was the highest and best land use alternative.

CHAPTER 4. LAND USE ALTERNATIVES

I. ALTERNATIVE 1

Subarea A

The main block of parcels includes 101.37 acres, of which approximately 15 acres will be subtracted for future commitment to the State Mental Health Trust system. Parcel 2-136 in this alternative has a three-part land use recommendation. (See below.) This parcel has been previously divided by post-1994 actions resulting from the Municipality-State agreement with the State Mental Health Trust Division. In this agreement, the State was transferred title to Heritage Land Bank parcel 2-137, which lies immediately east and uphill. In this transfer, the Municipality retained a 15-acre tract for a future elementary school site.

Due to existing physical conditions within the area, including streams and drainages, areas of near-surface bedrock, poorly drained soils and severe slopes, the relative usability of the subarea for future residential development is markedly constrained. Given the acknowledged need of neighborhood parkland, and the subarea's direct hydrologic connection to the Potter Marsh system and the recognized wildlife habitat values, Alternative 1 focuses on significant retention of existing, non-disturbance conditions as the highest and best land use. Map 11 delineates the various categories and locations of these for this alternative.

- **Parcel 2-127** would be retained for public open space, as defined in Title 21 @ AMC 21.35.020. Pedestrian access shall be officially delineated at the end of the Tideview right-of-way in the parcel's southwest corner. Neighborhood recreation amenities, including limited play area and barbecue equipment, could be configured in the parcel's level section in the northwest corner.
- **Neighborhood Park**--After consultation with the Parks and Beautification Division staff, it was determined that a condition of this plan is to include the designation of an 8- to 10-acre block to be reserved for a future neighborhood park to be developed per municipal standards. Because the final residential and roadway patterns of future developable areas surrounding the subarea have yet to be configured, it is premature to identify a particular 8-10-acre site in this plan. The Parks and Beautification Division will work with the Rabbit Creek Community Council and adjacent landowners at a future date to finalize the location of this neighborhood park. Because of topography, soils and the presence of drainages across the subarea, useable active park area is limited and may be configured in a less than standard design. Access would be from the Tideview right-of-way, from the Section Line at the north end of *Subarea A* and possibly from trail connects to the area's future trails. This park would be included as part of the linear greenbelt identified for this area in the **Anchorage Bowl Comprehensive Plan**.

- **Open Space/Greenbelt**--Consistent with the **Anchorage Park, Greenbelt and Recreation Facility Plan**, the **Areawide Trails Plan**, and the **Anchorage Bowl Comprehensive Plan's** Park and Open Space Section, most of the remainder of *Subarea A* would be designated as open space greenbelt. This land use designation will gain in importance as future residential development expands in the areas uphill of the subarea. The need for a natural buffer between future R-3 development, the Old Seward Highway and Potter Marsh coastal wildlife areas becomes more significant in this area as does the subarea's role in water quality function to the Potter Marsh system. Under this open space land use, future trails are permitted as connects from the neighborhoods to the future neighborhood park site. It is recommended that the management authority of the open space and park areas of *Subarea A* be transferred to the Department of Cultural and Recreational Services.

Because the west edge of Parcels 2-128 to 2-135 includes the *Andesitic Dike Area Meriting Special Attention*, described in the **Anchorage Coastal Management Plan**, a Memorandum of Understanding (MOU) should be pursued with both the State Department of Transportation and the Department of Fish and Game that outlines future management of this bluff face and adjacent wetlands in a manner consistent with the State Coastal Wildlife Refuge. The west portions of these lots shall remain natural and undisturbed in perpetuity, per this plan and the future MOU.

- **Residential/Access Reserve**--An area that follows the contour of a steeper slope section of the south end of Parcel 2-136 is to be set aside for future residential and access reserve. This status would place this approximate 8-acre triangular section in a reserve that could be made available or disposed of in the future for residential development at the recommended R-3SL density and/or for utility and roadway access to future up slope residential development in the Mental Health Trust land. Reserving this portion as a combination residential/access tract might facilitate future residential expansion and associated infrastructure in an area with otherwise considerable physical constraints. This reserve should be merged into a larger master site plan area that would allow for efficient use of this section of the Hillside in a manner consistent with the G-5 Areawide Rezoning Special Limitations.
- **Access Reserve/Right-of-Way Modification**--The southerly portion of Parcel 2-135 shall be reserved for future right-of-way expansion, as is appropriate and required, for redesign of the adjacent switchback in the Potter Valley Road. The area necessary for this engineered modification shall be restricted to land in this parcel south of the ravine (with slopes greater than 25%) and east of the bluff with an additional 100-foot bluff setback. Department of Community Planning and Development staff shall be consulted on any future roadway design changes to ensure that final design and land encumbrances are consistent with this Plan.
- **Trails**--The 1996 **Areawide Trails Plan** identifies the long-standing location of a future multi-use unpaved trail at the east edge of the subarea, presumably on the cleared gas line right-of-way. This trail's north access point at Fedosia Drive takes the proposed



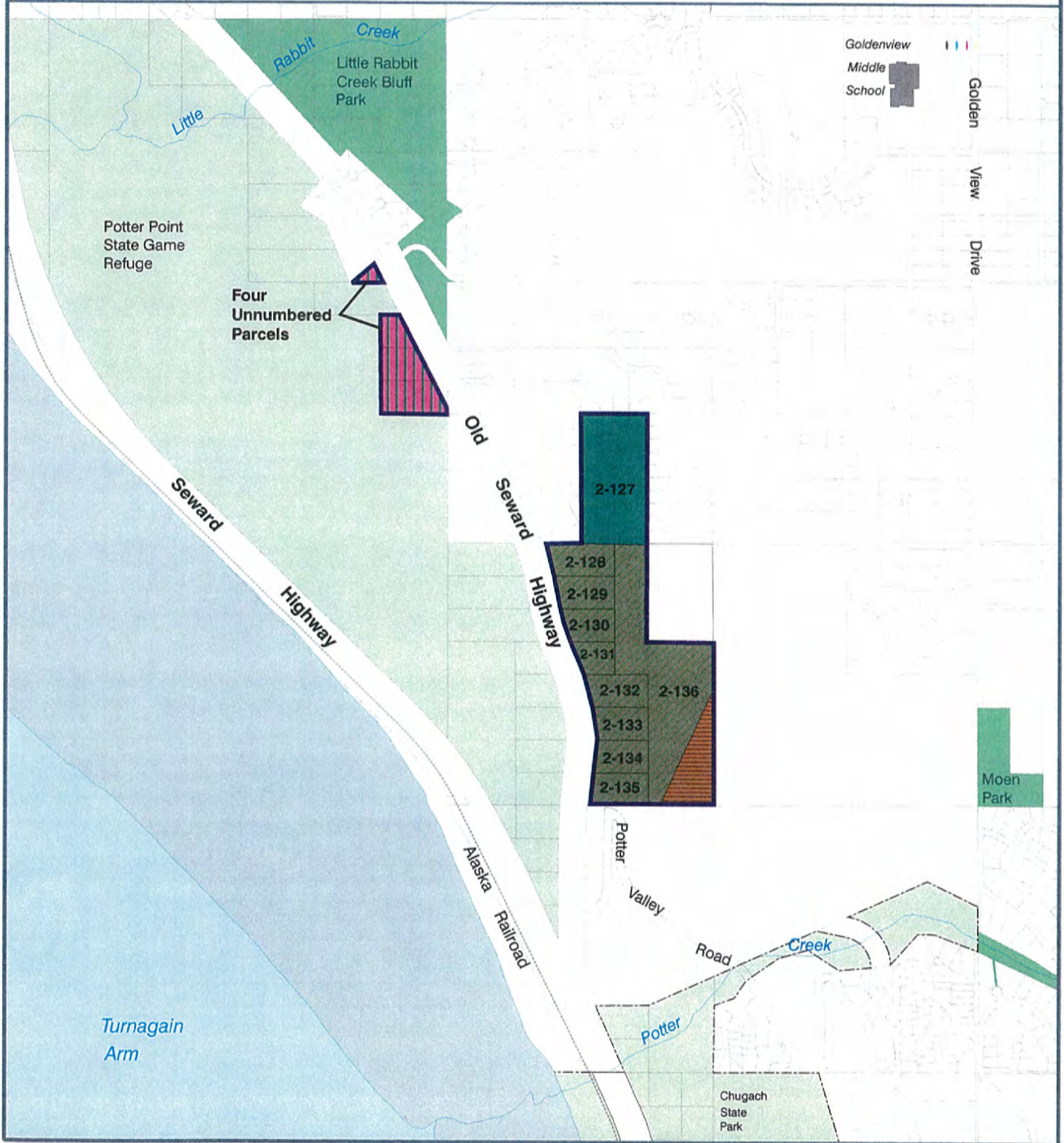
Alternative 1 - Subarea A

Approximate Scale: 1" = 1360'

- Open Space Reserve
- Development/Access Reserve

- Open Space Reserve (with condition for location of future neighborhood park of 10 acres or less)

- Transfer to Alaska Department of Fish and Game to be part of Anchorage Coastal Wildlife Refuge



alignment across new Mental Health Trust exchange land and along the gas pipeline clearing. This trailhead and alignment must be retained and included as a condition of the final title transfer to the State for the 15-acre parcel at the north end of parcel 2-136. The future Mental Health Trust development in their large tract east of the subarea must also include this trail's right-of-way. It is recommended that the future trail alignment follow the west edge of the Mental Health residential parcel. Other minor trails are permitted under this plan for connections to the future neighborhood park from residential access points.

[NOTE: As an alternative, and with guidance from the Parks and Beautification Division, this trail and access point could begin and extend south along appropriate contours, from Tideview Drive. Wherever this new trail right-of-way is delineated, a formal connection must be included to the new neighborhood park designated in this plan.]

The old Moen-Pennington Homestead trail, also identified as an official future unpaved multi-use trail in the new **Trails Plan**, shall be retained in future development scenarios. Because most of this old trail now exists just off *Subarea A's* border, the lower end could be reconfigured into the south end of the subarea, within the future Residential Access Reserve parcel. Through this plan, the Municipality also requires that this trail be retained or similarly replaced within the future development of the Mental Health Trust land.

- **Open Space/Anchorage Coastal Wildlife Refuge**--The four parcels west of the Old Seward Highway at the north end of the study area (13.5 acres) lie within the existing Anchorage Coastal Wildlife Refuge Boundary. These poorly drained areas contain ephemeral drainages and are part of the hillside system that forms the east boundary of Potter Marsh. These four lots should be merged into the refuge and a land transfer negotiated with the Alaska Department of Fish and Game. Because the Municipality never finalized the selection process for these lots, simple relinquishment of management authority is likely all that is necessary for these lots.

Subarea B

- **Open Space/State Parks**--The six parcels in this subarea include 190 acres of mostly remote alpine and subalpine lands and a .7-acre private lot in Paradise Valley. Because of slope conditions, avalanche hazards, wind exposure, surficial bedrock exposures and a lack of utilities and access, the entire subarea is recommended in this alternative for retention as public use open space. If and when these parcels are transferred into state title for Chugach State Park, the five parcels should be rezoned.

The five HLB parcels should be merged into the Chugach State Park system by negotiation for possible future exchange or transfer. Refer to Map 12 for *Subarea B's* Alternative 1. At that time the acreage should be rezoned to Watershed District consistent with other adjacent areas of the State Park. Conditions of the final land transfer to State Parks should include a caveat that the future unpaved multi-use trail

identified for this area in the 1996 **Areawide Trails Plan** be retained in Park plans and extended as part of future park developments for this area. The Culhane Road right-of-way should be retained in perpetuity as a future formal park access corridor. It is recommended that as a condition of the title transfer, State Parks and the Municipality identify other future access and utility rights-of-way needs and that these be delineated in title documents.

Subarea C


Open Space--Parcel 2-147 should be retained as open space and a transfer/exchange negotiated with Chugach State Park, as has been recommended for ***Subarea B*** parcels. Refer to Map 13. It is recommended that the Land Bank pursue an exchange for this lot. As part of that exchange, the parcel should be rezoned to Watershed consistent with other state Park lands. The remaining southerly portion of parcel 2-144 (see below) is recommended for public open space since this acreage is steep slopes and mostly undevelopable land. The single private lot in Paradise Valley, Lot 5, Block 10, has been requested by the landowner to be donated to the Municipality. It is most appropriately merged into the Land Bank Inventory, via this land use analysis process, and recognized as open space to be merged into the Paradise Valley Subdivision's Green Belt Reserve for Potter Creek.

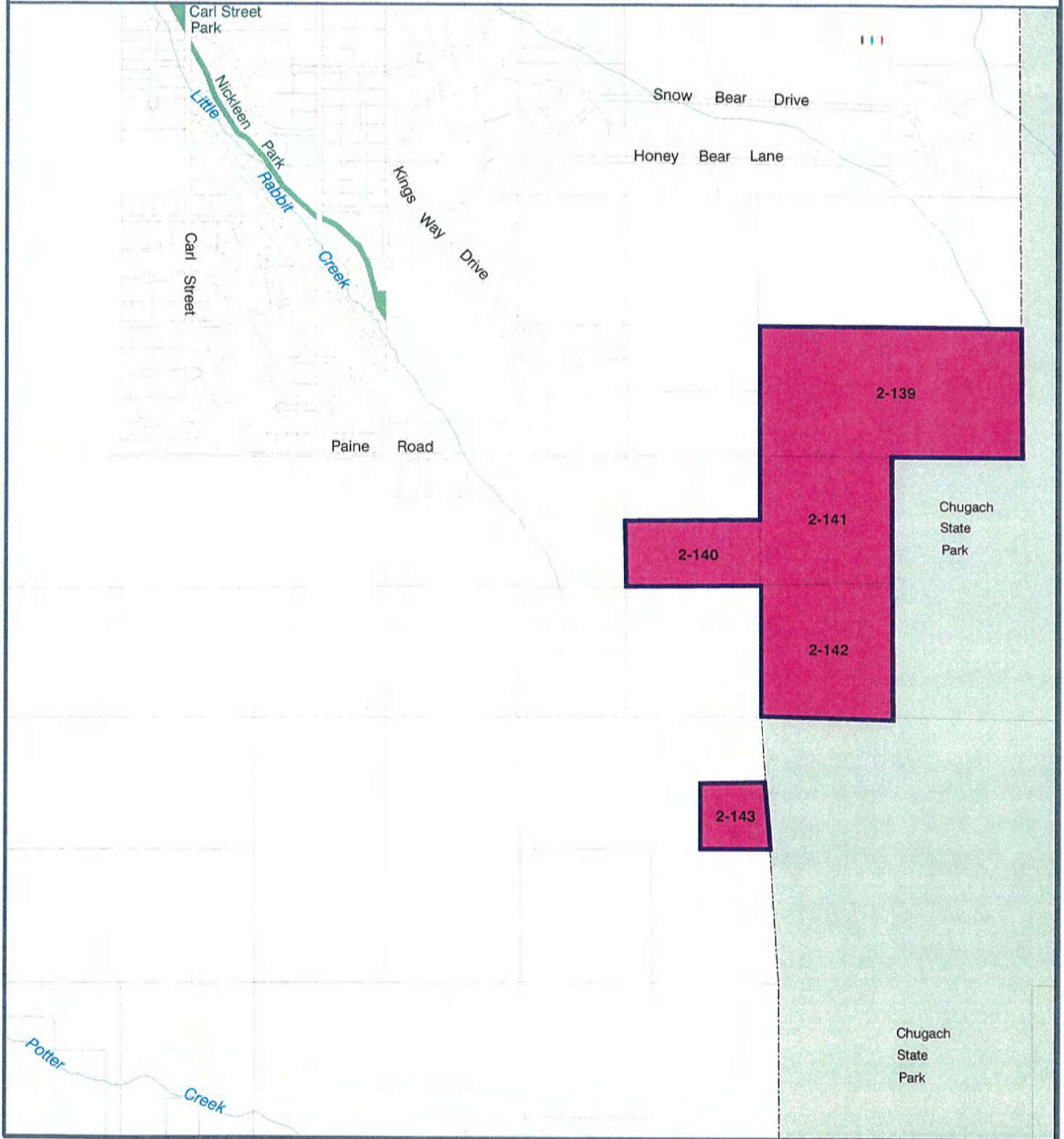
- **Neighborhood Park/Trail**--An area of flat land in the north end of parcel 2-144 is recommended for neighborhood park. This future park site extends south for approximately 1,100 feet and cuts straight across the site to the extended east edge of the parcel and includes a total of about 8 acres. Included within this parcel is the right-of-way for the designated future multi-use paved trail that will ultimately connect with the Golden View Drive multi-use trail. Excluded from the park site is the existing Potter Valley Road, which needs necessary official plat status, with a 60-foot right-of-way, future utility easements within or adjacent to the right-of-way and the existing by-lease private access that runs north-south through the parcel and connects Potter Valley Road to a private inholding south of parcel 2-144. Management authority of this new neighborhood park and the open space in the south section of parcel 2-144 should be transferred to the Department of Cultural and Recreational Services.
- **Residential Reserve**--Two areas of residential reserve are recommended in this alternative. Parcel 2-146, although relatively high in elevation, includes mostly shallow-sloped lands and is recommended here for residential development in an R-6 configuration similar to adjacent areas. Access could be along the section line at the parcel's west side. This parcel should be rezoned and made available via standard HLB disposal actions. Prior to platting, drainage channels shall be delineated and platted with appropriate easements and the moderate avalanche hazard line limits from municipal Avalanche Hazard Map 23 shall be evaluated at the site's east edge.



Alternative 1 - Subarea B

Approximate Scale: 1" = 1360'

 Parcels rezone to 'W' and negotiate with Alaska Department of Natural Resources - to Chugach State Park

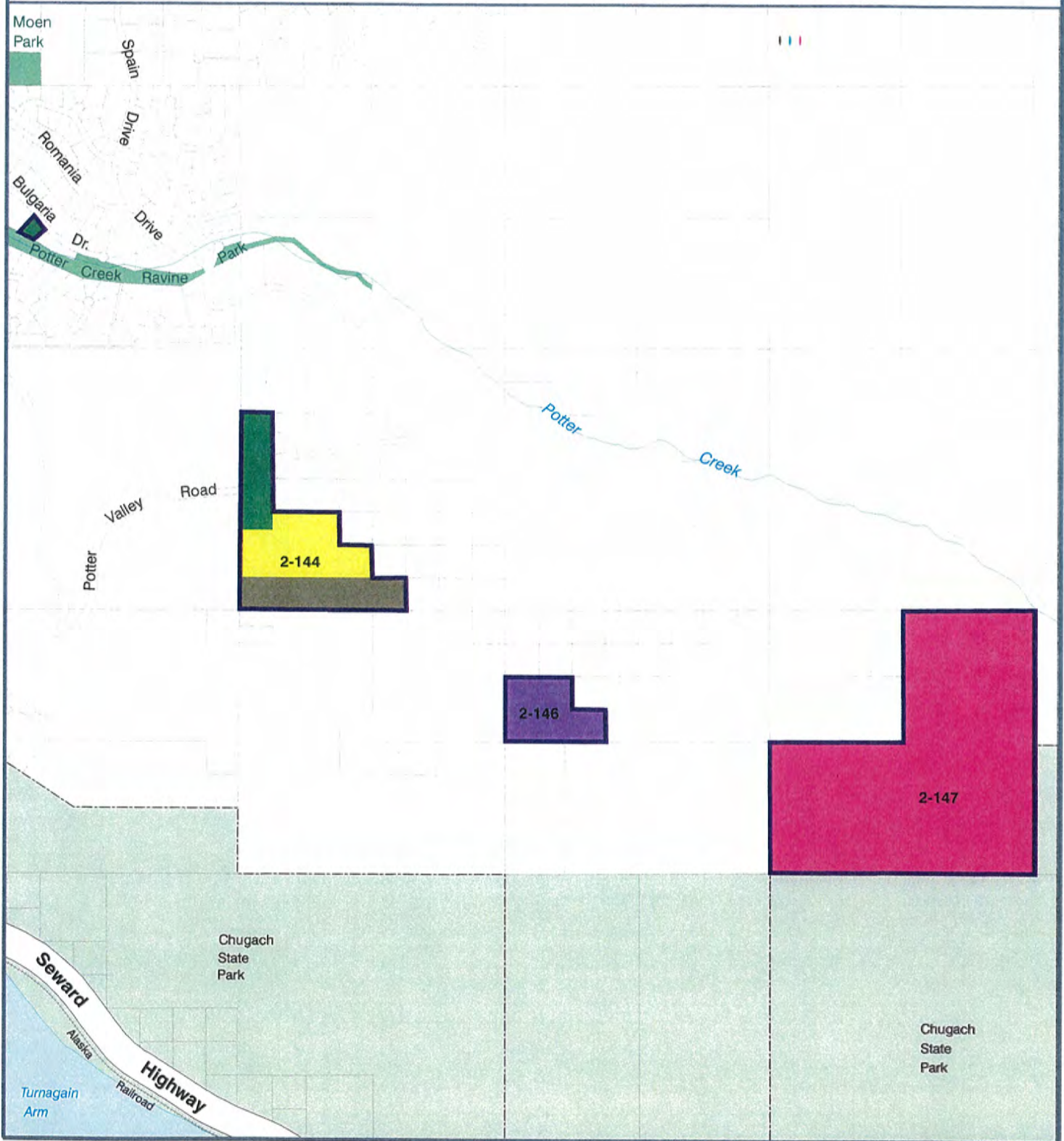




Alternative 1 - Subarea C

Approximate Scale: 1" = 1360'

- Neighborhood Park
- Open Space Reserve
- Dispose for R-10 SL Development
- Dispose for R-6 Development
- Rezone to 'W' and negotiate with Alaska Department of Natural Resources - to Chugach State Park



Another area within the central sections of parcel 2-144 is recommended here for residential development. This approximate 14-acre area, configured in the middle portion of the main body of this parcel (and east of the existing access drive), is relatively shallow-sloped land and should be developed in the R-7SL zoning as outlined in the G-5 Areawide Rezoning standards. Future platting shall identify all drainage corridors and attach appropriate easements. Access would be via the existing drive that extends south from Potter Valley Road or via another point if such an alternative access is necessary. Pedestrian access to the southern portions of parcel 2-144 and from that parcel's future residential areas to the identified multi-use trail at Potter Valley Road must also be included in future plat actions.

II. **ALTERNATIVE 2**

A second alternative is presented here for portions of *Subarea A* only. (See Map 14.) *Subareas B and C* have no additional alternative land use recommendations.

Subarea A:

This is the same as Alternative 1 except that an additional area of **Residential Reserve** is designated for parcels 2-132 to 2-134 in the southwest corner of the subarea. These lots represent the only area within the subarea with a block of land with less than 25 percent slopes. This residential reserve area totals about 12.5 acres, of which approximately 3 acres are essentially undevelopable because of extreme slope conditions. The intent of this residential reserve would be limited to future single-family "estate lots." Per recommendations in the **Hillside Wastewater Management Plan**, these lots would require public sewer because poor surface and subsurface conditions are not conducive to on-site septic systems.

Because of limiting environmental factors, including physical features, wildlife corridors, water quality functions from local drainages and public viewsheds, this alternative outlines that a limited number of residential lots be delineated in this reserve section of the subarea. Under this alternative, the residential reserve here would be a 54,450 square foot minimum lot size with the other Special Limitations for the R-6SL district outlined in the G-5 Areawide Rezoning. Land clearing activities for these lots should also be restricted to the access drive, house plot, and minimum yard dimensions. It is also recommended that these estate lots be accessed via a common private drive off of an adjacent future roadway. These homes shall have a minimum setback of 100 feet from the bluff and any identified drainages.

It is recommended that if the residential reserve designation is applied to this subsection of *Subarea A*, a site-specific master plan be implemented to identify appropriate areas for open space and lot size configurations.

A summary of land use acres per alternative follows:

Land Use	Alternatives	
	1	2
Open Space	86.57	74.07
Residential	32.5	45
Neighborhood Park	18+	18+
Future State Park	310	310
Future State Refuge	13.5	13.5

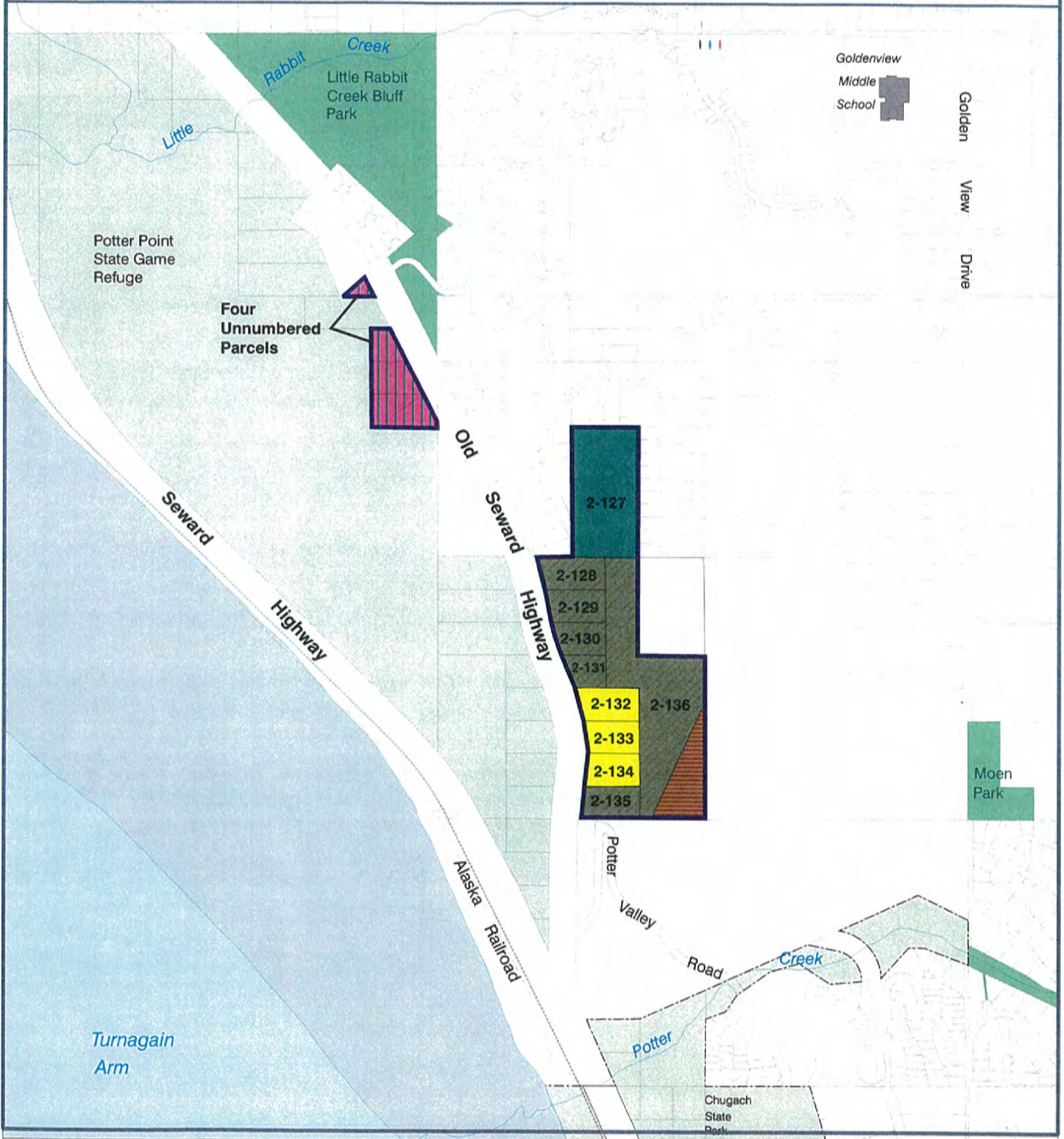
(See Maps 11-14 for these alternatives.)



Alternative 2 - Subarea A

Approximate Scale: 1" = 1360'

- Open Space Reserve
- Open Space Reserve (with condition for location of future neighborhood park of 10 acres or less)
- Transfer to Alaska Department of Fish and Game to be part of Anchorage Coastal Wildlife Refuge
- Development/Access Reserve
- Residential Reserve ("estate lots")



CHAPTER 5 CONCLUSIONS AND RECOMMENDATIONS

I. *Recommended Alternative Land Use*

Given the physical constraints within each of the three subareas, land use alternatives are limited and few alternatives were viable beyond those described in Chapter 4. *Alternative 1 is recommended as the preferred alternative.* This recommendation is based on consideration of public facility needs, community council, and non-governmental agency aspirations, environmental features and constraints, recommendations of the **Anchorage Bowl Comprehensive Plan** and relevant satellite plans, and HLB goals and objectives.

The addition of residential areas in *Subarea A*, as highlighted in Alternative 2, was deemed inappropriate because of the following reasons.

Given the location of this 12.5-acre “estate lot” residential area, the extensions of roads, driveways and utilities would have to come from future infrastructure in areas either to the east or south. Whichever direction these utilities come from, this extension would likely impact and compromise the open space and future neighborhood park areas within the Subarea and could bisect the nature of this site severely. These land use conflicts and potentially very high infrastructure costs made this “estate lot” residential land use less attractive as a viable alternative. In the future context of large-scale adjacent area residential developments, the highest and best land uses for *Subarea A* fall under the Alternative 1 scenario. This area will eventually be the only greenbelt and open space corridor at the east side of Potter Marsh, and the only undisturbed connection to the mid and upper hillside zones.

The recommended land uses in the preferred alternative are compatible with established and proposed land use patterns in the surrounding area and with the broader area’s extreme physical conditions. Requirements for future residential development, per G-5 Areawide Rezoning conditions and municipal standards will ensure that potential adverse impacts on adjoining properties, on the Potter Marsh system, and on future development patterns in the greater area are properly addressed and avoided.

Alternative 1 land use recommendations represent the most appropriate reflection of municipal and community needs, both with current conditions and future development patterns for the south Anchorage hillside. These land uses emphasize the retention of open space for retention of existing conditions in an effort to maintain the current high water quality of the Potter Marsh watershed and to buffer future relatively high-density

residential developments and associated roads and utilities from the marsh and from existing neighborhoods.

II. CONCLUSIONS AND RATIONALES

The range of land use to which these various parcels can be put is directly limited by the general parcel locations and numerous influential environmental characteristics. Although most of the study area is unsuitable for residential development, small portions of these parcels remain suitable. The decision of this study and the final dispensation of these parcels are not an either-or, all-or-nothing proposition; i.e., should these HLB parcels be completely disposed of for residential development or completely retained as undisturbed open space. This land use analysis has systematically shown that there are community needs that includes retention of open space, development of new community parks and trails, and the recognition of a need for additional residential development. The following conclusions form the basis for this plan's final land use recommendations:

1. Previous land use recommendations and designations and severe or otherwise limiting environmental conditions within most of the study area, including near-surface watertables, numerous small creeks and drainages, shallow soils and near-surface bedrock, high and moderate avalanche hazards, extreme wind exposures and extensive steep slopes and local topography, generally restricted residential land use possibilities for this analysis.
2. Because steep slopes are prevalent within the study area, areas recommended for residential development are those with sufficient continuous sections with slopes less than 25 percent. Of the total study area acreage, only 34.5 acres meet this slope criteria and are suitable for residential homes and infrastructure.
3. Because of a long-standing deficiency and recognition of the need for neighborhood parks in the southeast hillside region, this study serves as the vehicle to identify two future neighborhood parks, one for each side of the Potter Creek valley.
4. Current municipal documents and policies identify certain sections of the study area for parks, greenbelts/open spaces and trails. These are reflected in the following documents: **Anchorage Bowl Comprehensive Plan**, the **Hillside Wastewater Management Plan**, the **Anchorage Park, Greenbelt and Recreation Facility Plan**, the **Areawide Trails Plan** and others. Much of the study area contains natural features and environmental characteristics that are recognized in the community as attractive, interesting and supportive of wildlife. The westerly *Subarea A* provides significant, and previously undocumented, freshwater sources to the Potter Marsh system that must be retained.
5. *Subarea A's* location has become increasingly more strategic given the future land uses likely to develop in the surrounding undeveloped land. Large tracks uphill and east of this site and south are zoned R-3SL and will likely support high-density residential development in the next 5-10 years. This surrounding expansion provides a provocative

context for the retention of much of *Subarea A* in an undisturbed natural condition since it will become the only remaining relatively large tract of undeveloped forest in this section of the hillside. Its importance to the existing and future neighborhoods as open space and a neighborhood park and in context with its connection and contribution to Potter Marsh will continue to elevate over time. The relation of these parcels to Potter Marsh water quality and water budgets is currently significant and will only expand as new areas are developed.

6. The remote sections of *Subareas B and C*, with extreme slopes and avalanche vulnerability, are most logically removed from future development potential and parcels negotiated with the Chugach State Park system. Extreme environmental conditions would likely only lead to chronic problems to infrastructure and future residential developments in these areas and would only tax the community's ability to maintain such development. Retention of these areas in the remote park and watershed districts was most logical.

III. IMPLEMENTATION PROCESS

Land use designations presented herein and approved by the Assembly are considered amendments/elements to the **Anchorage Bowl Comprehensive Plan**, under Title 21 (AMC 21.05.030). Following is a summary of recommended implementation measures for each subarea. Land disposal and exchange recommendations are the responsibility of the Heritage Land Bank and timing or methods of such transfers are not addressed here.

Subarea A: Designate open space/parkland with use restricted to open space and recreation. Transfer management of parcels 2-127 through 2-135 and the remaining areas of parcel 2-136 to Cultural and Recreational Services. State Mental Health Trust administration will replat parcel 2-136 to subdivide their new 15-acre tract in the northeast section of the parcel. Cultural and Recreational Services shall identify neighborhood park location at some future date, once new development patterns and on-site evaluations are determined. Location of the **Areawide Trails Plan's "future unpaved trail"** shall be included in replat actions for parcel 2-136, as appropriate. At the time of this replat, the Municipality should create a separate tract for the approximate 8-acre triangle of newly identified Development/Access Reserve in parcel 2-136's southeast corner. Designate this triangle residential and retain in HLB. Rezone to R-3SL to match description in G-5 Areawide (AO 84-21). In any future platting actions for this southeast triangle of parcel 2-136, reserve original alignment, or create a replacement, for the old Moen-Pennington Homestead Trail. Transfer management authority and title of state selections (4 lots) in Section 4 at west side of Old Seward ROW to the Alaska Department of Fish and Game.

Subarea B: Designate open space/parkland and negotiate with the Alaska Department of Natural Resources-State Parks for official transfer to Chugach State Park. Once this exchange is negotiated, rezone to Watershed, to allow typical park uses and access developments. Replat may be required if necessary new rights-of-way are identified.

Subarea C: For parcel 2-147, designate open space/parkland and negotiate with the Alaska Department of Natural Resources-Alaska Parks for official transfer to Chugach State Park. Once this exchange is negotiated, rezone to Watershed.

For parcel 2-146, designate residential. Retain in HLB for short term and rezone to R-6SL, with Special Limitations (SLs) to match those identified in the G-5 Areawide Rezoning (AO 84-21). As a condition of disposal, the new owner must identify drainages and wetland areas prior to platting. Replat may be required prior to disposal and development if access other than via Section Line Easement is required.

For parcel 2-144, designate north end open space/parkland with use for neighborhood park and multi-use trail. Transfer management authority to Cultural and Recreational Services. Designate the central section residential. Retain residential area in HLB and rezone to R-10SL to match G-5 Areawide Rezoning (AO 84-21). Designate southern portion open space/parkland with use for undisturbed open space. Transfer management authority to Cultural and Recreational Services. Replat will be required prior to disposal and development of residential section. Renegotiate or alter existing driveway easement at parcel's west edge to accommodate future access for residential section.

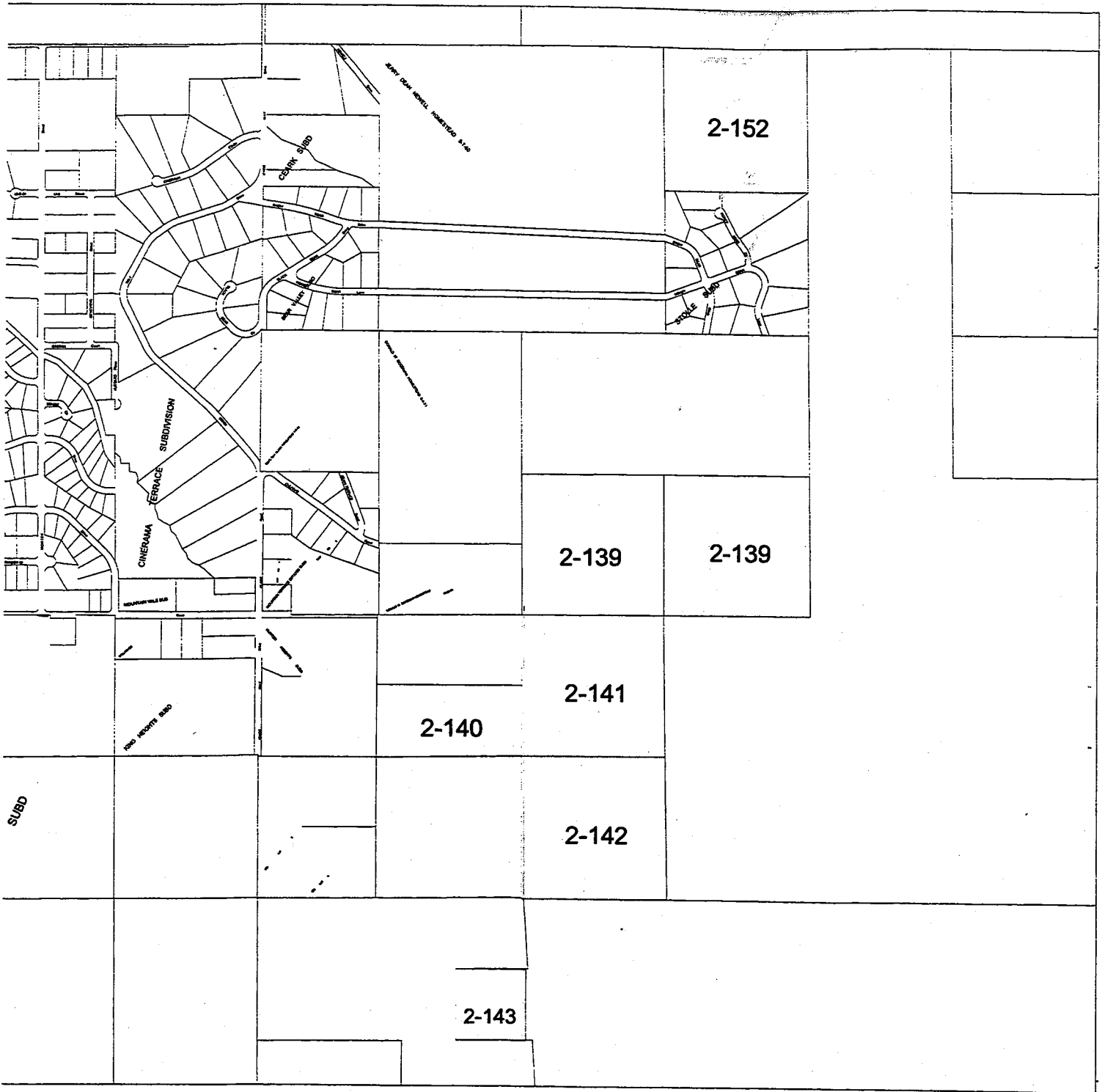
For Lot 5, Block 10, Paradise Valley Subdivision, merge title of private parcel into Land Bank Inventory. Add management language that restricts use to open space greenbelt, consistent with the subdivision's platted Greenbelt Preserve wording. This may require replatting to add lot to Greenbelt Preserve.

IV. REVISION PROCESS

This land use analysis 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 future uses that were considered in this study may change in the future. Additional study and analysis may be required in the future, if, for example, it is determined that the recommended residential reserve section of parcel 2-144 in ***Subarea C*** is not suitable for enough new homes to justify infrastructure costs. In this case, it may be appropriate to amend a land use designation through the formal public review process. Any future land use amendments to this plan approved by the Assembly will constitute an amendment to the **Anchorage Bowl Comprehensive Plan**.

APPENDIX A








Heritage Land Bank Parcel Maps

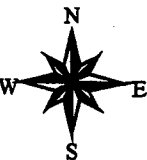


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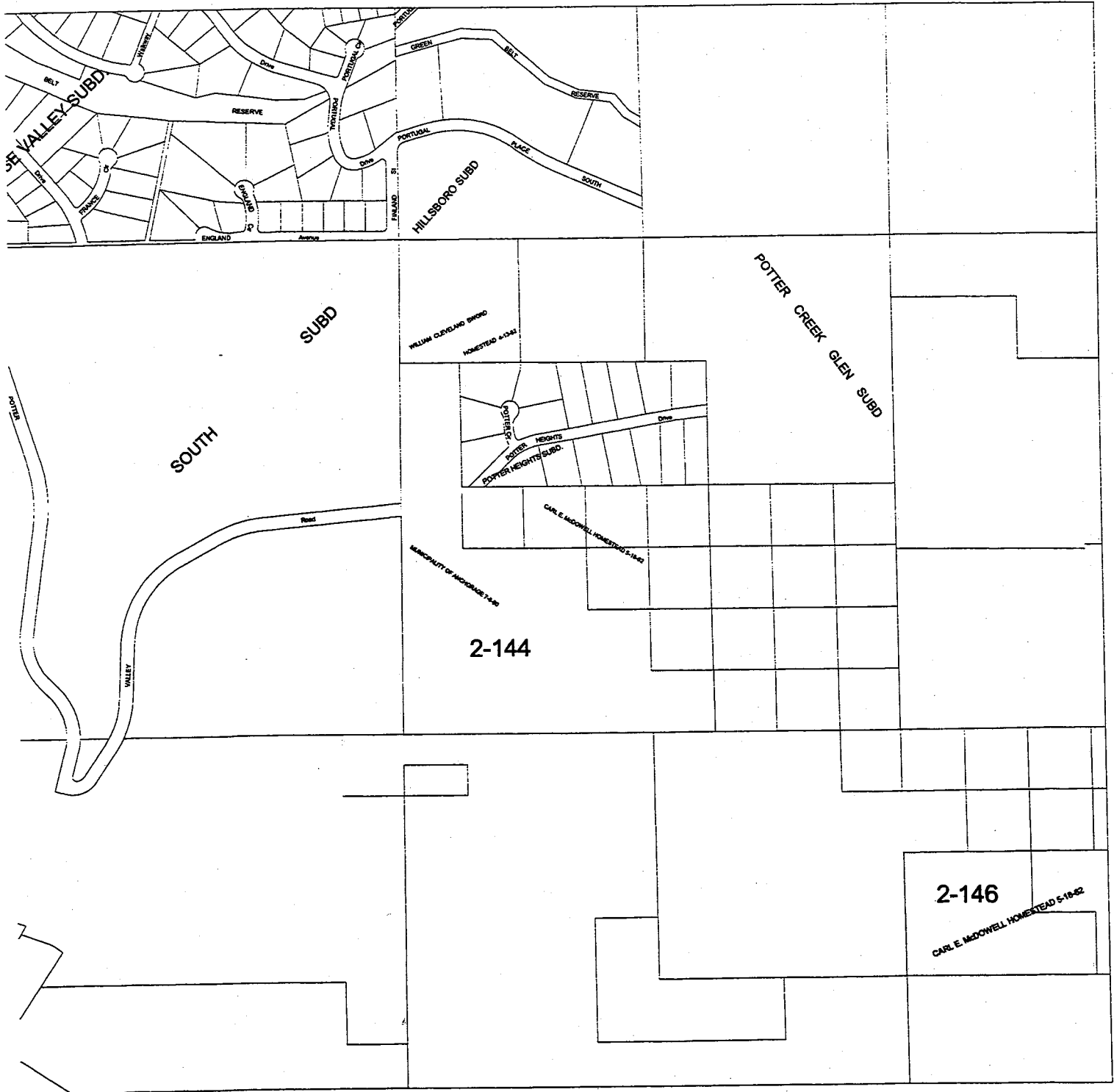
Scale 1" = 1300'

Management Status

- | | |
|--|--|
|  Inventory |  Easement |
|  Permit |  Intergovernmental Permit (IGP) |
|  Lease |  Land Management Transfer |
|  Leasehold Interest | |










Upper Little Rabbit Creek Valley
Heritage Land Bank
 Municipality of Anchorage



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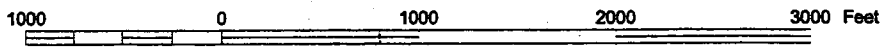
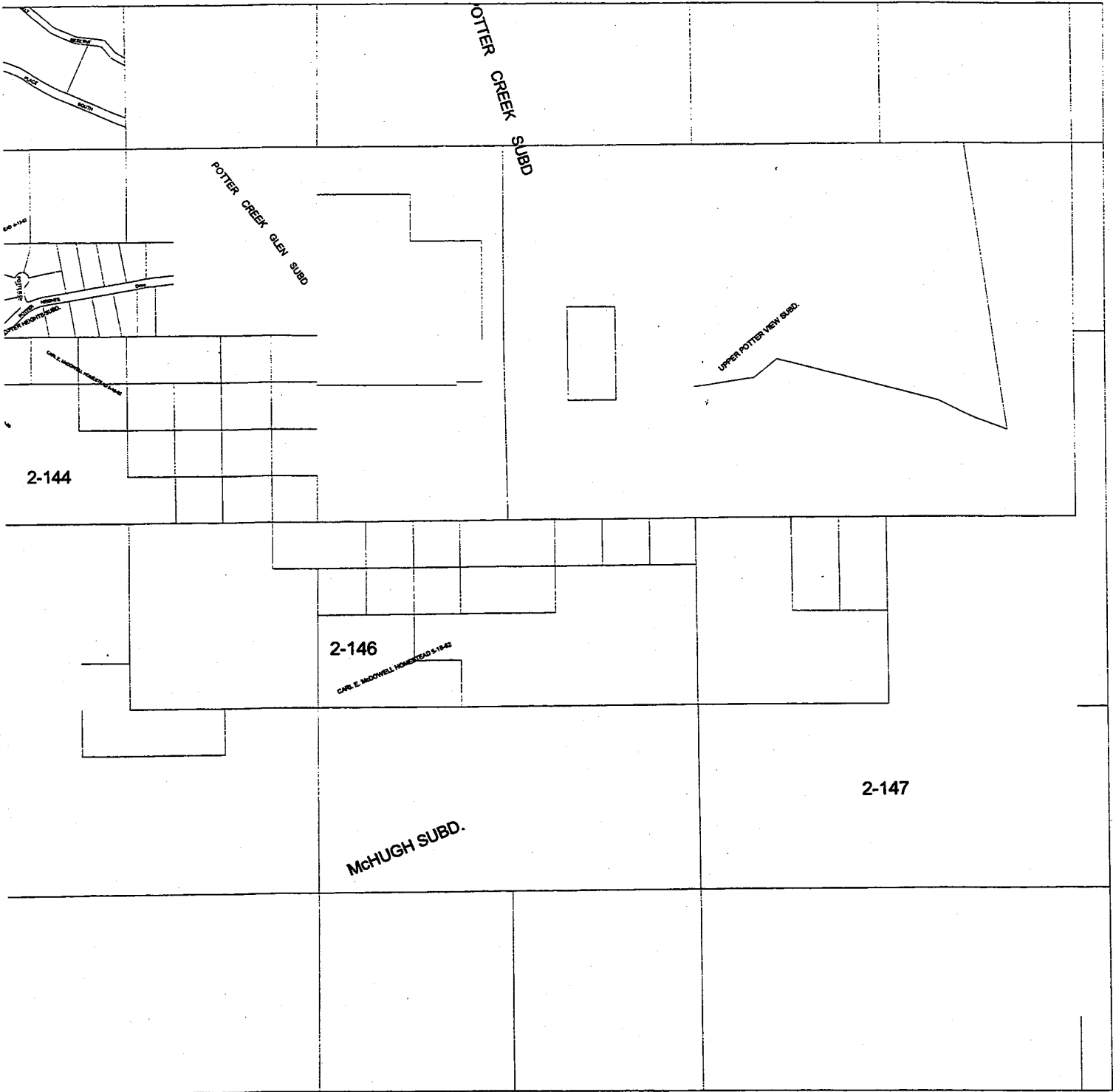
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Management Status

- | | |
|--|--|
|  Inventory |  Easement |
|  Permit |  Intergovernmental Permit (IGP) |
|  Lease |  Land Management Transfer |
|  Leasehold Interest | |

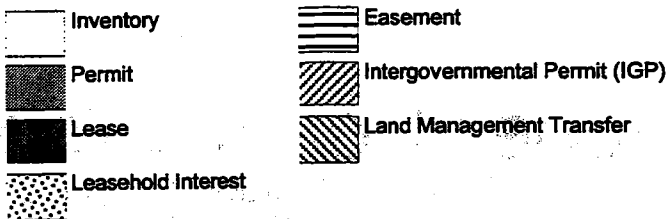


Upper Potter Creek
 Heritage Land Bank
 Municipality of Anchorage



Scale 1" = 1000'

Management Status

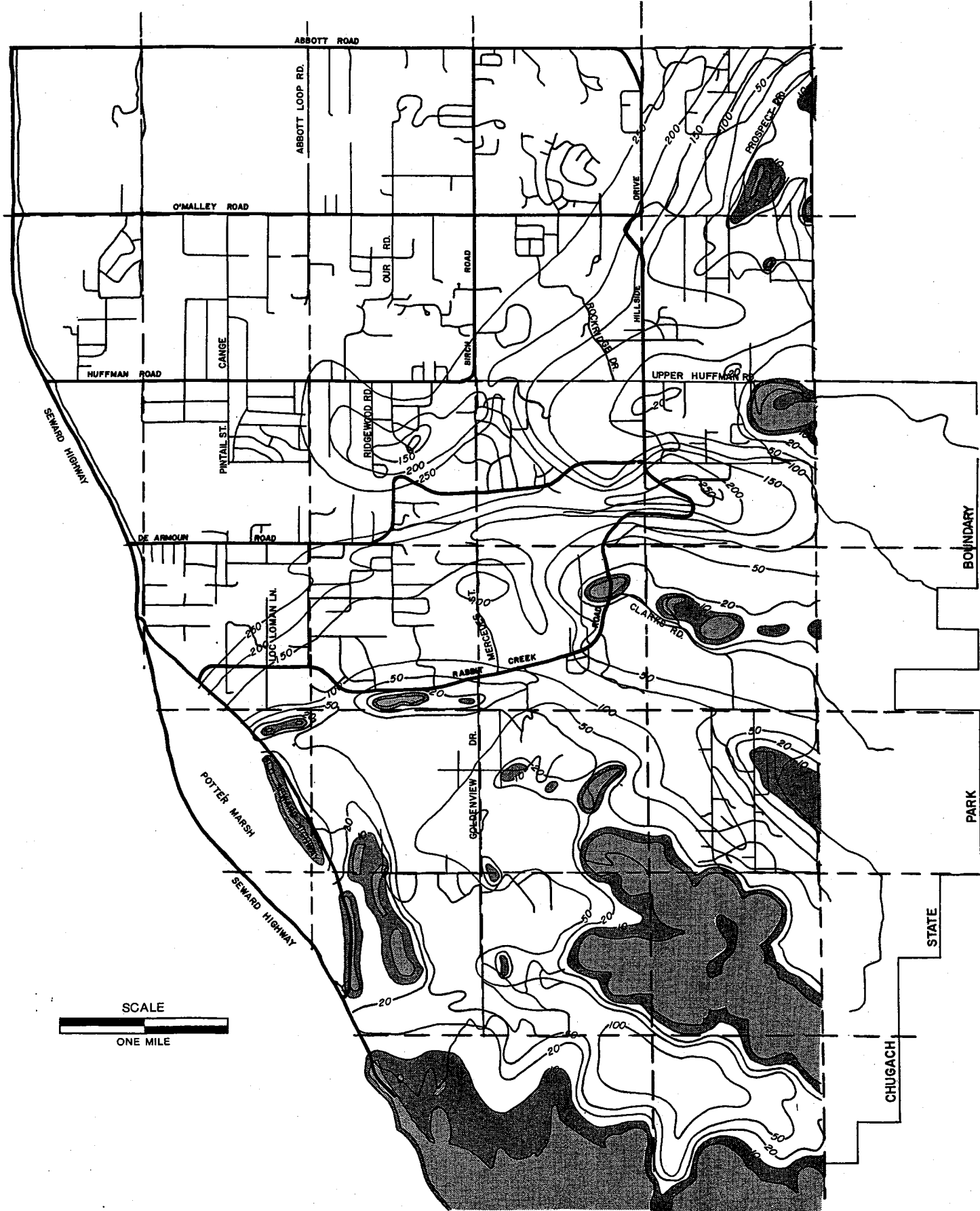


Potter Creek
 Heritage Land Bank
 Municipality of Anchorage

APPENDIX B

Depth to Bedrock Map

(from the Hillside Wastewater Management Plan)



DEPTH TO BEDROCK

Exposed Bedrock. In places thinly mantled by colluvium or morainal deposits.

Depth to Bedrock less than 10 feet.

150 Depth to Bedrock contours. (feet)

Bedrock Data Sources: 1) Well Logs. 2) USGS Map 1-787-A. 3) Soil Conservation Service, Soils Map.

APPENDIX C


Comments Received Governmental Agencies and Non-governmental Organizations

**Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY**

MEMORANDUM

DATE: October 23, 1997

TO: Thede Tobish, Senior Planner, DCP&D

FROM:  Bruce Robson, P.E., Manager, **ENGINEERING**

SUBJECT: Potter Valley Area Heritage Land Bank Study

The Anchorage Water & Wastewater Utility (AWWU) reviewed your memorandum dated October 9, 1997, requesting AWWU identify any specific facility or land use needs pertinent to the eighteen Heritage Land Bank (HLB) parcels describe in subject study. At this time, AWWU does not foresee an AWWU use or need for any of the referenced HLB parcels.

As noted in your memorandum, parcels 2-127 through 2-136 and much of parcel 2-144 are part of the area inside the recommended maximum perimeter of public sewerage designated in the 1982 Hillside Wastewater Management Plan. The plan further recommends "public sewerage at a minimum density of three dwelling units/acre" for parcels 2-127 through 2-136. Parcels 2-128 to 2-135 have a public sanitary sewer main available for connection (via a 24-inch diameter main located within the Old Seward Highway right-of-way and parallel to the west property line of said parcels). Parcels 2-127, 2-136 and 2-144 do not have a public sanitary sewer main available for connection. Mainline extension will be required when the parcels seek service.

Parcels 2-139 to 2-143, 2-146 and 2-147 are part of the area outside the recommended maximum perimeter of public sewerage designated in the 1982 Hillside Wastewater Management Plan. No public sanitary sewer mains are available, nor are they planned, to these parcels.

Parcels 2-127 through 2-131 and 2-136 are in an area which the Alaska Public Utilities Commission has certificated to AWWU to provide public water. Mainline extension will be required when the parcels seek service.

Parcels 2-132 through 2-135, 2-140 through 2-143, 2-144, 2-146 and 2-147 appear to be located in areas which have not been certificated to a water utility. AWWU has no immediate or long range plans to request expansion of its service area to these parcels.

MUNICIPALITY OF ANCHORAGE

MEMORANDUM

DATE: October 29, 1997

TO: Thede Tobish, Senior Planner, Community Planning & Development

THRU: *MG* Dave Gardner, Supervisor, Parks/Design & Development Section

FROM: *PT* Pat Tilton, Engineering Technician, Parks/Design & Development Section

SUBJECT: Potter Valley Area Heritage Land Bank Study

Parks and Beautification has reviewed the information concerning the Potter Valley Area Heritage Land Bank Study and offers the following comments:

As you are aware South Anchorage is lacking for parkland and in particular park land that is developable. In order to allow for maximum efficiency for development and maintenance, Parks and Beautification prefers sites of a minimum ten (10) acre size for neighborhood parks when possible.

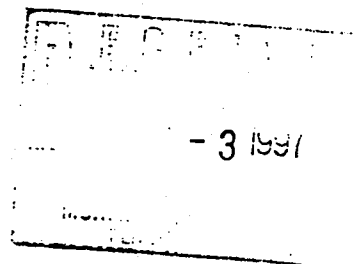
The topographic nature of much of the area indicates that a significant percentage of the land is marginally developable or recommended for open space. In the past undevelopable open space has been transferred to Parks for management authority for convenience.

It appears that a portion of parcels 2-140 and 2-142 may contain part of Little Rabbit Creek, if so we recommend that a greenbelt be established through these areas to provide protection for the stream and public access.

Parcels 2-127, 2-136, 2-144 and 2-146 seem to be large enough to allow for possible neighborhood park uses, at least in part. We would like to see portions set aside for park purposes, either prior to or during negotiations with potential developers.

This concludes our comments, if you have any questions please contact me at 343-4504.

PT/vg



TONY KNOWLES, GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
DIVISION OF PARKS & OUTDOOR RECREATION - CHUGACH

MAILING ADDRESS:
HC 52 BOX 8999
INDIAN, ALASKA 99540
PHONE: (907) 345-5014
FAX: (907) 345-6982
Email: chugstpk@alaska.net

November 20, 1997

Thede Tobish
Department of Community Development and Planning
Municipality of Anchorage
POB 96650
Anchorage, AK 99519-6650

REF: Heritage Land Bank Parcels in South Anchorage

Dear Thede:

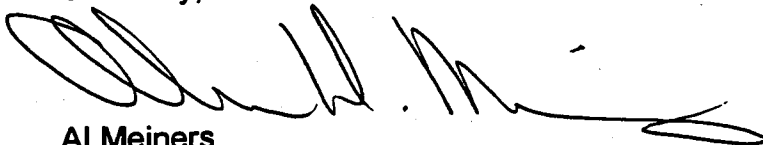
I have reviewed the map you gave me showing the HLB parcels in South Anchorage (Potter Creek/Bear Valley Area). We recommend that the following parcels be retained in public ownership because of their value for providing public access to Chugach State Park, protection of scenic values, avoiding development in snow avalanche hazards zones, and the conservation of wildlife habitat and water quality. The parcels are: 2-139 through 2-143 and 2-147.

Members of the Chugach State Park Citizens Advisory Board and I have field reviewed many of these parcels. I expect the advisory to support the above recommendation at its December 8, 1997 meeting.

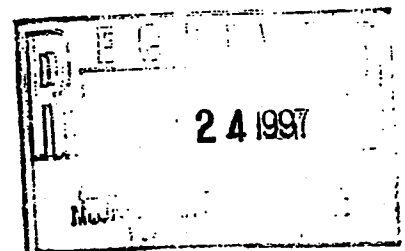
If you need further information, please feel free to contact me at 345-5014 or 244-0299.

Thank you for the opportunity to comment on this matter.

Sincerely,



Al Meiners
Park Superintendent



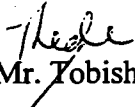
DEPARTMENT OF FISH AND GAME
DIVISION OF WILDLIFE CONSERVATION

333 RASPBERRY ROAD
ANCHORAGE, ALASKA 99518-1599
PHONE: (907) 267-2179

October 28, 1997

30 1997

Thede Tobish
Community Planning and Development
P. O. box 196650
Anchorage, Alaska
99519


Dear Mr. Tobish

On Thursday, October 16, myself and Rick Sinnott surveyed the parcels of land located on the hillside adjacent to the south end of Potter Marsh. We were accompanied by Erika McDonnell, Potter Marsh Watershed Project Coordinator for the Alaska Center for the Environment. The purpose of the survey was to determine if the parcels, or portions of them, contained wildlife habitat or other features important to the continued presence and use of the area by wildlife, and whether the area provided surface water flow into Potter Marsh.

In general, the area is characterized by rather steep southerly and/or westerly exposures with a series of flatter bench areas spaced throughout. Existing vegetation is comprised of common tree, brush and grass species found in southcentral Alaska mixed open deciduous forest, including; birch, poplar, aspen, alder, spruce, rose, cranberry and blue-joint grass. Many birch trees present on the site were decadent, exhibiting broken limbs and partially hollow trunks. The soils tended to be generally wet, with numerous areas exhibiting saturated conditions and small surface flows directed downslope. The topography of the area bounding the Old Seward Highway exhibits a very steep slope with a least 4 minor drainages flowing into Potter Marsh. This sloped area would appear to be unsuitable for any construction.

Evidence of wildlife was abundant. We observed 2 moose, 1 cow with calf, with numerous tracks and bed locations. Almost all favored plant species showed significant browse activity; in some cases, enough to have killed the plant. Because of the low elevation, available browse species, and aspect of the slopes, this area appears to be frequently used by moose as a wintering area.

Other species either directly observed or evidence of their presence included snowshoe hare, common snipe, coyote and red squirrel. It is apparent that this area is used by a wide variety of species and probably throughout the year. Combined with the large block of undeveloped land uphill from these parcels, this area represents a significant zone of wildlife habitat providing food, cover, escape routes and travel corridors. Travel direction along the travel corridors would most likely extend up and down hill, connecting portions of Chugach Park with the wetlands of Potter Marsh and the coastal zone. Additionally, animal travel through this area would include movements up and down Turnagain Arm.

A minimum of 4 small drainages, as well as several areas of saturated soils, were identified as contributing surface water flow to Potter Marsh. The Division of Wildlife Conservation has a significant concern that potential housing development near these watercourses will result in inevitable runoff of fertilizers, pesticides, hydrocarbons and silt directly into Potter Marsh. Some residents also illegally pump water from Little Survival Creek for their lawns or gardens and it is likely that residents would continue this action from the unnamed creeks draining these parcels. We estimated the surface flow from the four largest unnamed creeks to equal or exceed that of Little Survival Creek on the survey date, 16 October.

The parcels of land closest to the Old Seward Highway provide high quality habitat for wildlife species using this area, and also provide a travel corridor for animals moving both up and down slope and back and forth along the inlet. Leave strips of suitable width should be left along the bluff edge, and along each of the small drainages in this parcel. Any development of adjacent lands should include easements extended along these drainages to provide wildlife cover and travel corridors as well as protection for water quality and continued flows.

Thank you for the opportunity to survey the parcels of land and comment on wildlife habitat. We will be available for further discussions regarding the protection of these resources and to cooperate with you in the development of any mitigation measures.

Sincerely

A handwritten signature in black ink, appearing to read "John H. Westlund". The signature is fluid and cursive, with a long horizontal stroke at the end.

John H. Westlund
Lands Coordinator

cc R. Sinnott
E. McDonnell

RECEIVED

OCT 2 - 1997

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

RABBIT CREEK COMMUNITY COUNCIL
PO BOX 112354
ANCHORAGE, AK 99511-2354

September 18, 1997

Thede Tobish, Senior Planner
Department of Community Planning
and Development

Regarding: future use of approximately 500 acres managed by Heritage Land Bank within the Rabbit Creek Community Council boundary

Thank you for appearing at the Rabbit Creek Community Council meeting on September 11, 1997 to discuss your land use study for 19 parcels of Heritage Land Bank (HLB) land in the Rabbit Creek and Bear Valley Community Council areas.

]The Rabbit Creek Community Council (RCCC) passed a motion to forward to you the following concerns regarding the HLB parcels (approximately 500 acres) within our community council boundary.

RCCC CONCERNS REGARDING ALL HLB LANDS IN THIS AREA

1. Hydrology. Hydrologic impacts from road cuts are a major concern. We would like to maintain natural surface run-off, especially to Potter Marsh. We also want to ensure natural filtration and re-charge of creeks and ground water. Hydrologic impacts need more detailed study before developments are permitted.
2. Wildlife habitat and travel corridors. Acreage should be reserved for wildlife habitat. There is a minimal public land across much of the south Hillside. Of special interest is habitat connectivity to allow wildlife to travel between Potter Marsh and the upper Hillside.
3. Lot size. Large lots are appropriate for our steeper slopes and wet areas. The Hillside derives its character and its distinct quality of life from generally larger lot sizes. The council advocates lot sizes with a minimum 1.25 acres.
4. Road standards. Future roads should be developed to Municipal standards to ensure safety and facilitate snow removal.
5. Neighborhood parks. Our community lacks developed parks that are readily accessible within neighborhoods. There is a particular need for 5- to 10-acre parks with playground equipment and picnic areas that children and families can walk or bike to. This need can be met in part from the HLB lands adjoining Potter Marsh and in upper Potter Valley.
6. Regional recreational/tourism value. The panoramic views, open space, and wildlife draw residents and visitors to Potter Marsh and the Rabbit Creek area. These attributes raise property values and will draw tourists to the future Potter Marsh Visitor's Center. It is important to maintain the natural

wooded character of the Hillside as seen from Potter Marsh and the highway. It is also important to establish public open space on the hill for recreation and scenic enjoyment of the inlet and mountains.

7. Trails separate from roads. A network of trails separated from the roads is strongly desired. The widened pavement along Golden View near the middle school is not a desirable model. Recreation along the shoulders of the roads is increasingly dangerous. There is particular need for trails that connect neighborhoods to current and proposed school sites and parks. Trails are needed both north to south (Potter Creek to Rabbit Creek) and east to west.

SPECIFIC CONCERNS ON CERTAIN HLB PARCELS

Parcels 2-127 and 2-128 through 2-136

Note: the following concerns also apply to the Mental Health Trust parcels immediately east of the HLB lands. However, the Community Council has reservations about suggestions that the Municipal study combine the HLB and Mental Health Trust parcels. The features of the land may be similar, but the Municipality must look at a broad range of public needs and benefits while the Mental Health Trust is primarily assessing maximum economic returns.

6. Critical habitat. This is a critical habitat because it is the only sizable tract of public land and facilitates wildlife travel between the upper Hillside and Potter Marsh. It is especially important for moose and bear. The council is interested in maintaining these parcels as a habitat area.

7. Integral to Potter Marsh. The values of these parcels must be studied in relation to Potter Marsh and Alaska Coastal Wildlife Refuge. These parcels have important habitat and hydrologic functions. Preserving these values will enhance wildlife viewing, scenery, tourism.

8. Storm water interception. This area is an important catchment for storm water. It protects the bluff from erosion and filters run-off that recharges the marsh.

9. Year-round wetlands and streams. There are several year-round streams. There is glaciation in winter. Development could disrupt the re-charge of Potter Marsh.

10. Existing recreation along gas line. The north-south Enstar gas line corridor is regularly used by local residents for hiking, biking, skiing, wildlife watching and other recreation. There is a need for the north-south trails, separate from roads, to connect the Potter Creek and Rabbit Creek areas.

11. Existing recreation along homestead road. The original homestead road from the highway to Golden View Drive is a long-established recreation trail. This appears on the Anchorage Trails Plan and should be maintained as a trail separate from roads.

12. Unique geologic feature. The andesitic dike (rock bluff) along the Old Seward Highway is a unique geologic feature in the Anchorage bowl. It should be maintained in its natural state.

13. Community Park. There is an unmet need for a community park south of Golden View Drive, as identified by RCCC resolution 1986. Five to ten acres of this area above the bluff was requested for development as a neighborhood recreation area with children's play equipment.

Parcel 2-144

14. Year-round stream. The unnamed stream flows year-round.
15. Community Park. There is a need for a future neighborhood park south of Potter Creek, especially because of high density residential zoning. The north 1/3 of this parcel should be reserved for a 10- acre park as described in Number 13 above.

Parcel 2-147

16. Watershed. This parcel should be zoned and managed as watershed. It is too steep for development. There is a probable avalanche hazard.

Parcel 2-140

19. Access to Chugach State Park. This parcel may provide public access to Chugach State Park. Consult Bear Valley Community Council whether this is appropriate.

Sincerely,



Barbara A Weinig, President
Rabbit Creek Community Council

cc: Gary Gustafson, Director
Heritage Land Bank
Sheila Selkregg, Director
Community Planning and Development



ALASKA CENTER *for the* ENVIRONMENT

519 West 8th Avenue, Suite 201 • Anchorage, Alaska 99501
(907) 274-3621 • fax: 274-8733

October 9, 1997

Thede-Tobish
Department of Community Planning and Development
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Re: Potter Valley Heritage Land Bank Land Use Study

Dear Thede:

Thank you for the opportunity to submit comments on this land use study.

It is difficult to comment on these varied parcels without considering the needs of the neighborhood as a whole. As an area experiencing growth, the potential need for an elementary school and a high school must be considered. Another factor to take into account is the lack of usable parks. Storck Park is the only park of usable size and layout (cleared land with facilities), and it is accessible by foot only to a small portion of the residents of the area. There is a very apparent need for community parks south of Rabbit Creek Road, especially along the Golden View Drive corridor. These two considerations (schools and parks) should be especially relevant to the Heritage Land Bank, considering their mission is to work with other city departments and districts, such as the School District, to "retain various properties in the Heritage Land Bank for future municipal needs" like schools, designated or dedicated parks, and open space lands. Trails for hiking, biking, and cross country skiing are also needed in the Potter Valley area.

Most of the eastern and southern parcels are obviously unsuitable for anything except open space, due to the steepness of their slope. Parcel 144 should be evaluated for its use as a school or park site.

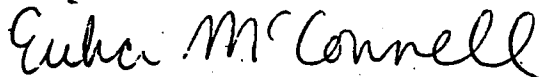
The largest and most important of the HLB parcels are numbers 127 through 136, which border Potter Marsh along the south-eastern edge. It is important to note that these parcels provide the last portion of open land for wildlife to travel to and from the marsh into the hills. It is vital for bears, moose, lynx, and other animals to be able to reach Potter Marsh. If those parcels are built up, these animals will surely fare badly in clashes with humans. The Potter Valley area is essentially a rural area so it would not be inconsistent with the nature of the area to leave these parcels undeveloped as open spaces for wildlife corridors and parks. In addition, the frequency of surface drainage, seen even during the driest time of the year, and the preponderance of bedrock at and near the surface make these parcels unsuitable for residential development.

If the Heritage Land Bank allows the thought of monetary profit to override the above-mentioned considerations and decides to sell these parcels for residential development, I urge them to initiate further hydrologic studies before allowing any development. Although some information exists about surface drainage in the area, the information is not comprehensive, and there is virtually no information about the role of groundwater to the marsh. It would be irresponsible of the HLB to allow further development on their parcels before addressing concerns relating to urbanization, such as the increase of contaminants and sediment into the marsh, alteration of the timing and duration of water flows into the marsh, and diversion of water away from the marsh, as well as the role of groundwater in the system.

It is the responsibility of the Heritage Land Bank, as well as of every citizen of Anchorage, to do his or her best to make our city an attractive, diverse, livable community. Here is an opportunity to enhance the attributes of the Potter Valley area while taking a step to maintain the health of Potter Marsh, a highly valued portion of the Anchorage Coastal Wildlife Refuge. Creating parks and wildlife corridors from the HLB lands will provide a unique, Alaskan living experience where residents can recreate and view wildlife near their homes.

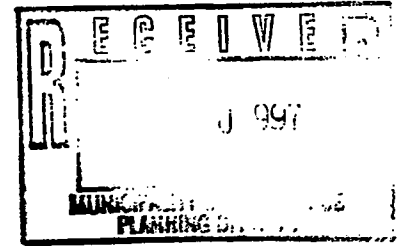
Thank you for considering my comments.

Sincerely,

A handwritten signature in cursive script that reads "Erika McConnell".

Erika McConnell
Potter Marsh Watershed Project Coordinator

**Friends of Potter Marsh
3170 Marathon Circle
Anchorage, AK 99515**



September 26, 1997

Thede Tobish
Senior Planner
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Subject: Potter Valley Heritage Land Bank Land Use Study

Dear Thede:

Thank you for meeting with Friends of Potter Marsh minutes before you made your presentation to the Rabbit Creek Community Council on September 11, 1997. Performing a land use study for the 580 Heritage Land Bank acres in the Potter Valley area must be a real challenge, but a pleasant one due to the inherent beauty of the region.

The Friends of Potter Marsh organization is pleased that a land use study has been requested by the Heritage Land Bank and is being performed by a skilled planner from the municipality. Friends of Potter Marsh first learned of the study through a brief meeting with you several weeks ago. The maps accompanying your presentation certainly helped the members visualize the area being discussed, and it became immediately obvious that much of the HLB land holds great potential in its compatibility with the uses of Potter Marsh by wildlife and humans.

You have asked for feedback regarding concerns and recommendations. As members of an organization titled Friends of Potter Marsh and Anchorage Coastal Wildlife Refuge Nature Center, we support efforts that benefit the marsh, the refuge, and the future nature center. We believe that the economic success of the future Potter Marsh Nature Center depends on the health of the marsh ecosystem. As HLB parcels 2-127 - 2-136 in the Little Survival Creek drainage provide 80% of the marsh surface water, the marsh relies on the continued health of the drainage system. Potter Marsh continues, in its present vital state, to act as a water filtration system, an air quality enhancer, and a windbreak to Old Seward and the uplands east of the road. The HLB parcels, east of Potter Marsh, hold complex and diverse ecosystems, which are important to the overall health of the marsh and the area surrounding it. Development on these parcels could tip the balance, and the natural community, as it presently exists, could be greatly altered.

As most of the HLB parcels described in your presentation have a slope of 35 degrees or more, we assume that development of these lands would not be desirable or permitted. As stated earlier, it's a delicate and well tuned drainage system with disastrous consequences should the drainage be altered. The intrinsic value of the marsh would be lost.

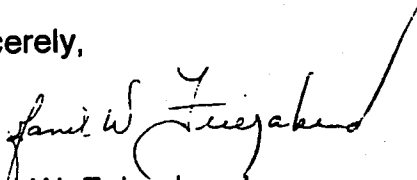
Does the municipality own a good hydrology map? If not, perhaps the Friends of Potter Marsh organization could research the cost and acquisition of such a map for the city's use in planning for the future of the Potter Marsh area.

Friends of Potter Marsh recommends that HLB parcels 2-127 - 2-136 be set aside and used as park-like land for several reasons. As south Anchorage continues to be developed at a rapid pace, open and undisturbed land decreases at an equally rapid rate. And, as proven across the United States, urban park lands translate to economic well being for the urban communities. The HLB parcels also hold geologic significance as well as view sheds for our unique and magnificent Turnagain Arm. The land could provide physical and aesthetic respite for Coastal Trail users once the extension has been developed. The land would be appreciated and used by the local community, residents traveling through, tourists, cyclists, bird watchers, educators, and many others. Its use as an outdoor classroom, a demonstration of an upland habitat, a place to take in 360 degrees of Alaska splendor, a neighbor to the future nature center, and a new tourist attraction are among the many economic benefits to be gained by obtaining the parcels for park (or refuge) purposes.

As Anchorage is beginning to feel the pinch of growth, it is becoming more sophisticated in its land use and land planning. The municipality is looking more to the future for long term success stories, and we believe that obtaining and planning these parcels for park-like uses would be a happy ending - economically, visually, and environmentally - to one of the many success stories.

Please keep us informed of the progress of your study, and let us know of any support we may give to you during your period of research.

Sincerely,



Jane W. Feierabend
President, Friends of Potter Marsh

APPENDIX D

G-5 Zoning Regulations

AMENDED AND APPROVED
DATE 4-10-84

Submitted by: Chairman of the Assembly
At the Request of
the Mayor
Prepared by: Department of Community
Planning
For Reading:

Anchorage, Alaska
AO No. 84- 21 (as amended)

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM U (UNRESTRICTED) TO R-6 (SUBURBAN RESIDENTIAL), R-7 (INTERMEDIATE RURAL RESIDENTIAL), R-10 SL (ALPINE/SLOPE RESIDENTIAL WITH SPECIAL LIMITATIONS), R-3 SL (MULTIPLE-FAMILY RESIDENTIAL WITH SPECIAL LIMITATIONS), B-4 SL (RURAL BUSINESS WITH SPECIAL LIMITATIONS), PLI (PUBLIC LANDS AND INSTITUTIONS), AND W (WATERSHED) FOR SECTIONS 1, 2, 3, 4, 10, 11, 12, 13, 14, 15, 22, 23 AND 24 OF R3W, T11N, S.M., AND 4, 5, 6, 7, 8, 9, 16, 17 AND 18 OF R2W, T11N, S.M., OR PORTIONS THEREOF; AS DEPICTED IN EXHIBIT A, GENERALLY LOCATED EAST OF THE OLD SEWARD HIGHWAY AND SOUTH OF LITTLE RABBIT CREEK, COMMONLY REFERRED TO AS THE SOUTH ANCHORAGE, G-5 AREA, CONTAINING 10,000 ACRES MORE OR LESS. (RABBIT CREEK COMMUNITY COUNCIL)

THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. The zoning map is amended by designating sections 1, 2, 3, 4, 10, 11, 12, 13, 14, 15, 22, 23, and 24 of R3W, T11N, S.M., and 4, 5, 6, 7, 8, 9, 16, 17, and 18 of R2W, T11N, S.M., or portions thereof, R-1A (Single-Family Residential with Special Limitations), R-6 (Suburban Residential), R-7 (Intermediate Rural Residential), R-7 (Intermediate Rural Residential with Special Limitations), R-10 SL (Alpine/Slope Residential), R-3 SL (Multiple-Family Residential with Special Limitations), B-4 SL (Rural Business with Special Limitations), PLI (Public Lands and Institutions), and W (Watershed) as depicted in Exhibit A attached.

SECTION 2. The R-3 SL district established by Section 1 shall be subject to the following special limitations establishing design standards for the property:

A. DEVELOPMENT SHALL CONFORM TO A SITE PLAN REVIEWED AND APPROVED AS FOLLOWS:

1. The authority designated by ordinance shall review the site plan in accordance with the standards in these special limitations.
2. The authority reviewing a site plan may impose conditions upon the approval of the site plan that it finds necessary to:
 - a. Conform the site plan to the standards in these special limitations; or
 - b. Enforce the development of the site in accordance with the site plan, including but not limited to, requiring:
 - ° the recording of negative easements, development rights transfers, or covenants, conditions and restrictions governing the use of the site;
 - ° the posting of a performance guarantee for the provision of site improvements as provided in Anchorage Municipal Code 21.87.030.
3. Site Plan review shall consist of two phases. The first phase will review a Master Site Plan to locate the public facilities infrastructure, demonstrate residential density distribution patterns, establish general phasing plans and buffering. The second phase will review a Final Site Plan to establish the final details of the project.
4. A Master Site Plan is subject to approval by the Planning and Zoning Commission after a Public Hearing. Notice of the Public Hearing shall be given in the manner provided for zoning map amendments. A Final Site Plan is subject to approval by the Director of Community Planning without a public hearing in the same manner as a cluster housing development Final Site Plan under Section 21.45.190I.2.h(1). Upon the applicant's request, the Planning and Zoning Commission may combine a Final Site Plan review with its review of a Master Site Plan.

5. No building or structure shall be constructed or placed on the property and no existing vegetation on the property shall be cleared except in accordance with a site plan approved by the Planning and Zoning Commission in accordance with this section and the provisions incorporated by reference herein. Prior to that approval, the Planning Director may approve specific limited clearing of vegetation for utility placements, access road construction, soil testing, well drilling, surveying or to collect other data necessary for plan approvals which he finds will not circumvent the intent of these special limitations.
6. A Notice of Zoning Action shall be recorded with the District Recorder's Office within 30 days of Assembly approval of this ordinance to provide notice that these parcels are regulated by the Special Limitations of this section. A legal description and the approved number of dwelling units shall be included for every tract or parent tract. No building permit may be issued prior to recording this notice.
7. An application to modify a site plan shall be reviewed in the same manner as an application for site plan approval, provided that if the reviewing authority determines that the proposed modifications to a Master Site Plan will have minimal off-site impacts, no public hearing on the modification is required. The authority that approved a site plan may modify the site plan:
 - a. When changed conditions cause the site plan no longer to conform to the standards in these special limitations.
 - b. To implement a different development plan conforming to the standards in these special limitations.
8. An appeal from a decision of the Planning and Zoning Commission regarding a site plan under these special limitations shall be brought in accordance with Section 21.30.010-.100. An appeal from a decision of the Community Planning Director on Final Site Plan Approval shall be treated as an application to the Planning and Zoning Commission for Master Site Plan approval.

B. MASTER SITE PLAN

1. Submission Requirements

- a. The applicant shall submit 18 copies of the Master Site Plan to the Community Planning Department, supported by a narrative identifying the considering principal environmental constraints and major engineering/design features affecting development, and documenting the improvements required to develop the project in accordance with the standards in this section. To the extent practicable, these constraints and design considerations shall be indicated on the site plan.
- b. Before submitting the Master Site Plan to the Planning and Zoning Commission, the applicant shall submit the plan to any Community Council whose boundaries contain part of the area subject to the site plan. The Community Council will have 30 days to review and comment upon the site plan, or a longer time agreed upon by the Applicant and the Council.
- c. The site plan shall generally identify:
 - ° the type, availability and location of public facilities and utilities;
 - ° the total number of proposed dwelling units;
 - ° the location, distribution and density of housing types;
 - ° site design measures necessary to minimize impacts to adjacent areas and critical environmental features, to ensure proper service to the area of development, and to illustrate compliance with the Design Standards;
 - ° the configuration and final ownership of the proposed open space and roadway circulation systems.

2. Design Standards

- a. No site plan shall be approved under this section unless it conforms to the following policies in addition to the applicable provisions of Title 21:
 - ° The site plan shall conform to the Comprehensive Plan in the manner provided by Anchorage Municipal Code Chapter 21.05, and conform to the Hillside Wastewater Management Plan, including the transition area standards of Technical Report #3 of the Hillside Wastewater Management Plan.
 - ° Existing vegetation shall be retained unless its removal is specifically approved as provided in these special limitations. Natural vegetation supplemented as necessary by planting shall be used as a buffer to surface water bodies and adjacent to developed residential areas of lower densities.
 - ° The site design shall reflect hydrology, wind conditions, soil and bedrock conditions and other environmental factors.
 - ° The total number of dwelling units in the area subject to the site plan shall not exceed that permitted by the use district for that area.
 - ° The site plan shall conform to the standards for public facilities and open space in Attachment A, incorporated by reference herein.

C. FINAL SITE PLAN

1. Submission requirements

- a. Unless a Final Site Plan and a Master Site Plan have been scheduled for common review, a Final site Plan may be submitted only after a Master Site Plan for the subject property has been approved by the Planning and Zoning Commission. The submission requirements for a Final Site Plan are the same as for a cluster housing development Final Site Plan under section 21.45.190 I 2 (g).

b. Any elements of the Public Facilities and Open Space Design Standards not fully resolved in the Master Site Plan shall be satisfied in the Final Site Plan Approval.

c. A final site plan need not address all of the property included within the Master Site Plan.

SECTION 3. The R-10 SL district established by Section 1 shall be subject to the following special limitations establishing design standards for the property:

- A. Lot shall have a minimum area of 54,450 square feet (1-1/4 acres), including 1/2 the area of abutting dedicated rights-of-way.
- B. Property situated within the southeast quarter of Section 13 is exempt from the requirements of A if developed through the cluster development process.

SECTION 4. The B-4 SL district established by Section 1 shall be subject to the following special limitations regarding the uses of the property:

- A. Only the following principal uses and structures are permitted:
 - 1. grocery stores, delicatessens and food specialty shops;
 - 2. meat and seafood markets;
 - 3. retail bakeries;
 - 4. hardware stores;
 - 5. shoe repair shops;
 - 6. bookstores and stationery stores;
 - 7. drugstores;
 - 8. self-service laundry and self-service dry cleaning shops;
 - 9. beauty shops;
 - 10. barbershops;
 - 11. restaurants, tearooms, cafes, and other places serving food or beverages* conducted entirely within fully enclosed buildings, but specifically excluding any drive-in eating facilities;
 - 12. knit shops, yarn shops, dry goods, dress-making and notions stores;
 - 13. small appliance repair shops;
 - 14. photography studios, art studios;
 - 15. post offices;

16. on-premises dry cleaning establishments using a perchlorethylene process or similar nonflammable, nonaqueous solvent, provided, however, that large commercial and industrial laundry and dry cleaning plants are prohibited;
17. laundry and dry cleaning pickup stations;
18. single-family and two-family dwellings;
19. noncommercial parks, playgrounds, and government buildings in keeping with the character of the district;
20. libraries;
21. medical and dental offices; and offices of attorneys, accountants, engineers and other professions regulated under State Law;
22. family residential care, day care and 24-hour child care facilities;
23. insurance and real estate offices;
24. retail food stores and liquor stores;*
25. department or variety stores;
26. clothing store;
27. furniture and home appliances store;
28. catalog showroom;
29. music and record store;
30. hobby store;
31. florist;
32. gift and card shop;
33. bank or similar financial activity with predominant service to local depositors and customers, not including drive-in facilities;
34. frozen food locker;
35. local administration offices for charitable and eleemosynary agencies of a noncommercial nature;
36. sporting goods stores and bicycle shops.

* Uses involving the sale, dispensing or service of alcoholic beverages may be permitted by Conditional Use only.

B. The following uses and structures are prohibited:

1. drive-in eating establishments;
2. commercial recreation establishments, including, bowling alleys, pool halls, amusement arcades and the like;

SECTION 5. The B-4 SL district established by Section 1 shall be subject to the following special limitations establishing design standards for the property:

- A. Development of the property shall conform to a site plan approved by the Anchorage Planning and Zoning Commission. The Commission shall review the proposed site plan for the subject property as an Appearance Request (with a public hearing), and approve the site plan if the Commission finds that it conforms to this ordinance and the design standards for conditional uses set forth in Anchorage Municipal Code 21.50.020 A and B.
- B. Minimum yard requirements:
 1. residential uses:
 - a. front yard: 20 ft.
 - b. side yard: 5 ft.
 - c. rear yard: 10 ft.
 2. all other uses:
 - a. front yard: 20 feet, provided however, that no structure shall be built closer than 30 feet from the centerline of any Class I street, nor closer than 40 feet from the centerline of any Class II street as designated on the Official Streets and Highways Plan;
 - b. side yard: 10 feet, where the lot adjoins a residential district boundary; otherwise, none, provided, however, that if any side yard is provided, it shall be not less than five feet the purpose being that adjoining commercial buildings shall either directly abut or shall maintain a minimum of five feet between such buildings;
 - c. rear yard: 25 feet.
- C. Maximum lot coverage by all buildings: 50%;
- D. Maximum height of structures. Except as otherwise provided in this Title, no portion of a principal structure shall exceed 25 feet in height.

- E. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations, however, no sign shall be visible from the New Seward Highway.
- F. Ground cover. All areas not devoted to buildings, structures, drives, walks or off-street parking facilities or other authorized installations shall be covered with one or more of the following: gravel, concrete or asphaltic compound, lawn grass, shrubbery, trees or other suitable ground cover materials. A parking lot landscaping plan shall be submitted and approved by the Community Planning Department.
- G. All adjacent uses shall be buffered in accordance with the standards of the Hillside Wastewater Management Plan.
- H. At least thirty (30) percent of the site shall be open space, including the buffer zone. Parking, roads and easements shall not be included as part of this open space requirement.

SECTION 6. The R-7/SL district established by Section 1 shall be subject to the following special limitations establishing design standards for the property:

- 1. The average dwelling units per acre shall be not greater than 0.8.
- 2. The minimum lot size is 20,000 square feet.
- 3. Only single-family detached structures are permitted.

SECTION 7. The R-1A/SL district established by Section 1 shall be subject to the following special limitations establishing design standards for the property:

- 1. For parcels within the north half of the northeast quarter of Section 14:
 - a. Development of the parcel shall proceed under a site plan conforming to 21.190.I.2 and the requirements of the 'Design Standards' subsection of Section 2 of this ordinance.

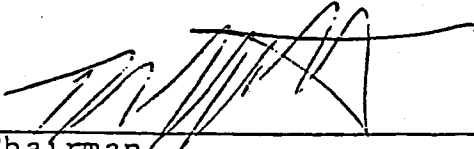
2. For parcels within the northeast quarter of Section 14 and the northwest quarter of Section 13:
 - a. Development of the parcel shall proceed under a site plan conforming to 21.190.I.2 and the requirements of the 'Design Standards' subsection of Section 2 of this ordinance.
 - b. Development shall proceed in accordance with rural residential densities (21.40.080, 100 - 110) in areas not within the 'Recommended maximum perimeter of Public Sewerage' specified in Map 9 of the Hillside Wastewater Management Plan.

SECTION 8. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special limitation set forth in this ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to special limitations.

SECTION 9. The Director of Community Planning shall change the zoning map accordingly.

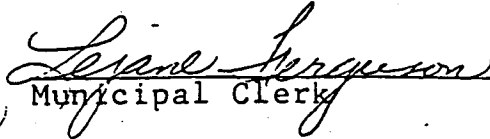
SECTION 10. This ordinance shall be effective ten days after passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 10th day of April, 1984.



Chairman

ATTEST:



Deputy Municipal Clerk

PLEASE NOTE: On 4-3-84, the assembly approved the zoning of the Cange Yarman Property to R-3SL 6 DUA.

mm3/pa01

ATTACHMENT A

Public Facilities and Open Space Design Standards

1. "The developer shall submit detailed roadway circulation, storm drainage, water and sewerage plans consistent with the requirements of these limitations. The Planning Commission shall approve these plans consistent with the requirements of these special limitations and such other conditions as the Commission may impose to meet the intent of these limitations and to achieve the intent of these standards. Municipal departments shall review final roadway circulation, storm drainage and water sewerage plans, engineering design, operational - maintenance costs consistent with the requirements imposed by the Commission and consistent with adopted standards and criteria of the Municipality. The results of the review shall be available to the Commission when it reviews the master plan."

Public facilities shall be designed and constructed to have minimal impacts on adjacent residential areas. Where good engineering practice dictates that the data required by this section be compiled or reviewed by a civil engineer, such data shall be submitted only with certification from a Registered Alaskan Civil Engineer. All utility locations, installations, material, and sizing shall be approved by the utility with jurisdiction prior to Master Site plan approval. Each utility shall submit a summary of their review, including a cost analysis, to the Planning Commission. Public facilities shall provide essential public services in a safe, convenient and economical way, in accordance with the following standards:

a. Water

The site plan shall include information demonstrating that the domestic and fire flow water needs for the proposed area of development have been met. This information shall demonstrate that aquifer sources utilized by adjacent areas will not be adversely affected by the supplying of water to the proposed development and that the supply can be maintained over a sustained period of time. A 24-hour rated pump test shall be required.

b. Sewerage

The site plan shall include a plan for sewerage. This plan shall conform to the Hillside Wastewater Management Plan in the designation of proposed trunk and lateral improvement districts. In addition, development shall not proceed until sewerage facilities are available, except for those parcels and structures for which the Commission has determined that public sewerage facilities are not required and on-site facilities have been approved by DHEP.

c. Storm Water Drainage

To the extent practicable, the site plan shall ensure that storm water is retained on-site. Storm water drainage/water quality management plans are subject to the review of the Department of Public Works. The site plan shall conform to the following standards:

1. Development shall be buffered by not less than a 65-foot creek maintenance easement adjacent to major surface water sources. (Such major water sources include those identified in the Wetlands Management Plan as Conservation or Preservation wetlands, those listed on the Flood Hazard Insurance Maps, those located in the Coastal Zone Management Plan, or those determined to be significant in terms of water resources, drainage, flood prevention, or natural resources by the Planning and Zoning Commission.) The easement shall be 65 feet on each side of the mean high waterline of the stream or water body.
2. An erosion and sedimentation plan for the site shall be subject to approval by the Department of Public Works. The erosion and sedimentation control plan shall conform to Anchorage Municipal Code and to the following standards:

Measures shall be implemented to attenuate flows, remove oil, grease and other petroleum products and filter suspended sediment from the project's storm water drainage structures prior to discharge into any natural body of water or into a municipal drainage structure which in turn discharges untreated storm water into a natural body of water. Discharge to surface bodies of water shall be according to currently accepted management practices.

d. Circulation

The site plan shall include a circulation plan identifying the residential and collector streets of the proposed project. Interior residential streets may be realigned during Final Site Plan Review (provided that the realignment does not constitute an evasion of the intent of the master plan in the opinion of the reviewing authority. The circulation review shall conform to the following standard: With the exception of essential through connections, circulation for the proposed development shall be within the boundaries of that development. The Department of Public Works shall review and submit its findings on the circulation plan to the Planning Commission.

2. Open Space

A minimum of fifty percent of the site shall be retained as usable open space. Usable open space means open space within a proposed development site excluding areas devoted to roadways, parking, decks, balconies, buildings, and artificial surfaces. This open space may be used as a buffer between rural residential areas and high density urban development, and when so used shall follow the policies of the Hillside Wastewater Management Plan. Dedicated usable open space may include publicly dedicated park land when it is within the same zoning boundary and Master Plan. The open space shall be designated on the site plan as undisturbed open space or landscaped open space. Both undisturbed and landscaped open space shall be noted as common open space or private open space. As provided by the approved site plan, all common open space shall be dedicated to the public or conveyed to the surrounding or adjacent home owners association. Usable open space may include publicly dedicated parkland when it is within the same zoning boundary and master plan. Private open space which is undisturbed may be required to be contained in a scenic easement. Undisturbed open space shall coincide with critical environmental features. The Planning and Zoning Commission may require additional open space if they find it necessary to provide adequate buffers between the conflicting residential areas.

3. Where a Master Plan encompasses less than all the land in the R-3 SL district established in Section 1, the Commission may permit a number of dwelling units consistent with:

- i. an equitable allocation of that number of units to various areas within that description in light of the intent of these special limitations.
- ii. the number of dwelling units permitted within the legal description, computed by multiplying the permitted number of units per acre by the number of acres in that legal description.

mm3/mao4

APPENDIX E

**Assembly Ordinance Adopting
the Potter Valley Land Use Analysis
AO No. 99-144**

Submitted by: Chairman of the Assembly at
the Request of the Mayor
Prepared by: Department of Community
Planning and Development

For Reading: NOVEMBER 9, 1999

Anchorage, Alaska
AO No. 99-144

CLERK'S OFFICE

APPROVED

Date: 12-7-99

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3 AN ORDINANCE ADOPTING THE POTTER VALLEY LAND USE ANALYSIS AS AN
4 ELEMENT OF THE MUNICIPALITY OF ANCHORAGE COMPREHENSIVE PLAN AND
5 AMENDING CHAPTER 21.05 OF THE ANCHORAGE MUNICIPAL CODE.
6

7 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS that:
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10 Section 1. The Potter Valley Land Use Analysis, dated January 1998, is
11 adopted as an element of the Municipality of Anchorage Comprehensive Plan, and as
12 recommended by the Planning and Zoning Commission in Resolution No. 99-036.
13

14
15 Section 2. AMC 21.05.030 is amended by adding a new subsection
16 21.05.030V. to read as follows:
17

18 The Comprehensive Plan consists of the following elements, which are incorporated in
19 this chapter by reference:
20

21
22 V. Potter Valley Land Use Analysis (AO 99-___ December, 1999).
23

24 Section 3. This ordinance shall become effective immediately upon passage
25 and approval.
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28 PASSED AND APPROVED by the Anchorage Assembly this 7th day of
29 December, 1999.
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Chair

ATTEST:


Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 1008-99

Meeting Date: NOVEMBER 9, 1999

From: Mayor

Subject: AO 99-144 POTTER VALLEY LAND USE ANALYSIS

The Department of Community Planning and Development was asked by the Heritage Land Bank (HLB) to prepare a land use study for 18 HLB parcels totaling 446 acres in the southern portion of the Hillside in Southeast Anchorage. This study, published as the Potter Valley Land Use Analysis, provides direction for future land uses for each parcel.

BACKGROUND

These 18 parcels were deposited in the HLB inventory after selection by the Municipality under the 1978 Municipal Entitlement Act. The Land Bank is responsible for managing these lands in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development and achieve the goals of the Anchorage Bowl Comprehensive Plan. The current Comprehensive Plan and subsequent implementing measures did not provide sufficient direction to govern future land uses of these parcels. This land use analysis addresses specific requirements of *AMC 25.40.025*, which regulates HLB land use studies, and *AMC 25.40.030*, which outlines public process procedures for plan adoptions.

LOCATION AND DESCRIPTION

HLB Parcels included in this study were grouped into three subareas. [*See vicinity map.*]

1. **Subarea A** comprised 10 HLB parcels (86.37 acres) of mostly deciduous forest and steep terraces behind Potter Marsh. An additional 4 parcels were included across the Old Seward Highway. Roughly half of this subarea includes slopes greater than 25% and much of the site is underlain with shallow bedrock and poorly drained soils.
2. **Subarea B** contains 5 HLB parcels (190.7 acres) between the headwaters of Rabbit and Little Rabbit Creeks along the perimeter of Chugach State Park. These remote parcels have few or no utilities or access and substantial areas of steep slopes that exceed 40 percent. Terrain features render most of this subarea most appropriately as future open space.
3. **Subarea C** includes 3 large HLB tracts and an additional donated private lot (170 acres) located along the upper south side of the Potter Creek Watershed. Steep slopes, poor soils and avalanche chutes characterize most of this subarea.

1 **ISSUES**

2
3 There was little controversy generated from this land use analysis or its recommendations.
4 When the Plan was adopted by the HLB Advisory Commission and forwarded to the Planning
5 and Zoning Commission, there was some concern as to how these land use recommendations
6 would interact or conflict with pending land use plans for adjacent private parcels near
7 Subarea A. Specifically, the Planning and Zoning Commission heard from those landowners,
8 the Mental Health Trust, and Potter Valley Development, Inc., that Alternative 1
9 recommendations for Subarea A might conflict with future development of two large tracts of
10 land east and south of the Subarea. Rather than deal with these issues later, the Commission
11 postponed action on the Potter Valley Land Use Analysis so that the affected parties could
12 work proactively with the Planning Department on potential conflicts.
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16 Staff from several municipal agencies met with the adjacent landowners several times to
17 address specific transportation and utility issues between this plan's recommendations and
18 private developer plans. The Planning Department also convened a *Hillside Issues Working*
19 *Group* to specifically address these and other potential conflicts. This active group comprised
20 landowners, community council representatives, municipal, state, and federal agencies and
21 non-governmental organizations. Once these potential land use conflicts were satisfactorily
22 addressed, the Potter Valley Land Use Analysis was taken back to and approved by the
23 Planning and Zoning Commission.
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27 **PLAN RECOMMENDATIONS**

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29 Based on physical conditions and information generated about these parcels, on public and
30 community council input and municipal needs, Planning staff constructed two land use
31 alternatives for these parcels. The only future need identified from municipal agency
32 comments was a request from Cultural and Recreation Services to set aside two minimum 10-
33 acre parcels, one each in Subarea A and Subarea C, for neighborhood parks. These municipal
34 needs were incorporated into the alternatives. Land use alternatives were limited given the
35 physical and presumed economic constraints of these parcels. The only distinction between
36 the two alternatives presented in this report was a difference in the amount of acreage
37 proposed for residential development in Subarea A. The recommended Alternative 1
38 proposed 32.5 acres while Alternative 2 included 45 acres.
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42 Of the two alternatives presented, Staff recommended adoption of Alternative 1. Alternative
43 2 was rejected because of limiting environmental conditions, presumed high development
44 costs, and secondary impacts from utility and roadway extensions into this limited area.
45 Recommended land uses in Alternative 1 are compatible with established and proposed
46 surrounding land use patterns. Alternative 1 recommendations represent the most appropriate
47 reflection of municipal and community needs for the south Hillside. The Preferred
48 Alternative includes the following [*see Plan maps for parcel locations*]:
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Subarea A - Because of existing conditions in this subarea, including extensive slopes, exposed and shallow bedrock, poorly drained soils, at least three minor creek systems, the focus on this alternative is retention of a significant percentage of the acreage as undisturbed open space. Parcel 2-127 would be retained as open space with pedestrian access; provision for a future 10+-acre neighborhood park is included; an 8-acre section of Parcel 2-136 is retained for future residential and access reserve.

Subarea B - Due to remote alpine conditions, with associated avalanche hazards, wind exposures, shallow bedrock and lack of utilities and access, the entire subarea is recommended for retention as public open space. Long-term transfer or trade with the State is most appropriate.

Subarea C - Parcel 2-147 is recommended for retention as public open space; the north end of Parcel 2-144 is recommended for neighborhood park, with the southern portion designated open space and the central section designated for residential reserve (R-10); Parcel 2-146 is also recommended for residential development (R-6).

During the Planning and Zoning Commission's review, the only issue of concern to Municipal staff and the Commission was the configuration of Potter Valley Road at its first switchback. This roadway is essentially impassable to school buses and possibly other "public service" vehicles at that turn and should be upgraded in the future. The Commission approved the Potter Valley Land Use Analysis, with the following modified management language for Subarea A that addresses Potter Valley Road concerns:

Access Reserve/Right-of-Way Modification--The southerly portion of Parcel 2-135 shall be reserved for future right-of-way expansion, as is appropriate and required, for redesign of the adjacent switchback in the Potter Valley Road. The area necessary for this engineered modification shall be restricted to land in this parcel south of the ravine (with slopes greater than 25%) and east of the bluff with an additional 100' bluff setback. Department of Community Planning and Development staff shall be consulted on any future roadway design changes to ensure that final design and land encumbrances are consistent with this Plan.

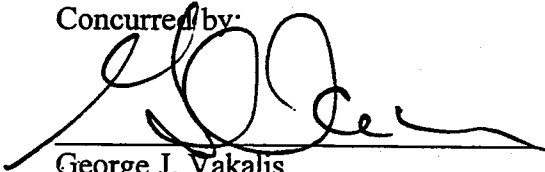
Additional information on this action is attached, including copies of the following:

- Planning and Zoning Commission Resolution No. 98-095 and Meeting Minutes of the April 12, 1999;
- Heritage Land Bank Commission Resolution No. 98-4 and Meetings Minutes of March 11, 1998; and
- Potter Valley Land Use Analysis (separate document).

1 Following advertised public hearings, both the Heritage Land Bank Advisory Commission
2 and the Planning and Zoning Commission recommended adoption of the Potter Valley Land
3 Use Analysis and Alternative 1.
4

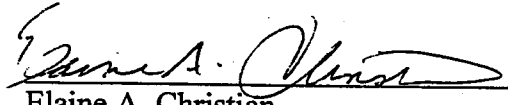
5 THE ADMINISTRATION CONCURS WITH BOTH COMMISSIONS AND
6 RECOMMENDS APPROVAL OF THE POTTER VALEY LAND USE ANALYSIS AND
7 ALTERNATIVE 1, AS AMENDED BY THE PLANNING AND ZONING COMMISSION,
8 CONTAINED THEREIN.
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12 Concurred by:

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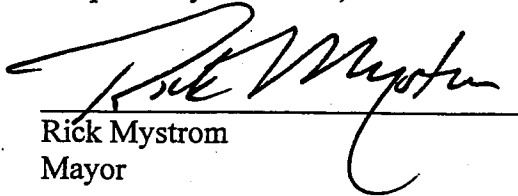
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17 George J. Vakalis
18 Municipal Manager
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20 Concurred by:

21 

22 Elaine A. Christian
23 Executive Manager
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25 Respectfully submitted,

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27 Rick Mystrom
28 Mayor
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30 Prepared by:

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32 Caren L. Mathis, Director
33 Community Planning & Development
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Attachments:

1. Vicinity Map
2. Planning & Zoning Commission Resolution and Meeting Minutes
3. Heritage Land Bank Advisory Commission Resolution and Meeting Minutes
4. Potter Valley Land Use Analysis Document (provided to Assembly)