

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

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

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

1. Select a Case:

2. View Comments:

Case Num: S11546-1

To subdivide one (1) tract of land into two (2) tracts of land.

Location: East of the Old Seward Highway and west of Goldenview Drive on both sides of Potter Valley Road

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

Public Comments

1/2/07

Mary Fuller Leykom

The 1982 Residential Intensity Plan recommendation of <1 DUA for this area should be maintained for this development as well as the one directly to the north. This standard reflects similar development on existing adjacent subdivisions and would obviate the need for expensive utility expansions and road reconstruction. Higher density residential development being considered here would necessitate the location of a huge AWWU water tank on site, the cost of which has been estimated at \$9,000,000 alone. Goldenview Drive would need to be expanded and perhaps additional ROW acquired (\$). This area also is an important animal migration corridor between summer forage areas high up in Potter Valley and Potter Marsh, and a low density development would perpetuate that important function. To summarize: Residential density as recommended, <1 DUA, would save the MOA massive infrastructure improvement costs, would fit into adjacent neighborhoods well (no objection) and maintain much of the existing wildlife habitat. Thank you.

12/18/06

Mark Ward

6021 Austria Dr.

Anchorage AK 99516

Any future development in this area needs to be comprehensive enough to deal with ALL the repercussions from traffic flow to sewer and utilities - such as water. That project must adhere to the following guidelines taken from the Plan: Growth Allocation Map (p. 55) Avoid the loss of new housing capacity from rezoning of residential land for other uses; Protect the integrity and quality of housing in existing residential neighborhoods; Residential Land Conservation and Restoration (p. 55) As a rule, parcels zoned for residential development are reserved for housing. Policies in the Implementation chapter are "designed to be enforceable, i.e. to direct municipal actions and decisions". The following are citations from Chapter 5, "Public Facilities and Services Policies and Strategies": The first priority for uncommitted municipal lands shall be to serve documented or newly determined needs for public facilities (p. 87, Level of Service, #2). In general, make full use of existing transportation and utility infrastructure before extending these facilities to undeveloped areas (as above, #3) New development shall pay for its own infrastructure and for impacts on other infrastructure elements (p. 88, Level of Service #4) All public facilities shall be sited and designed to enhance neighborhoods (p. 88, Urban/Rural Services Boundary #7) Conservation of suitable residential lands is a priority. No regulatory action shall result in a net loss of residential land or residential density (p.72, Residential #15). The unique appeal of residential neighborhoods shall be protected and enhanced (p. 82, Urban Design #9); Site plan layout and building design for new development shall be compatible both functionally and aesthetically with adjacent development (p. 82, Urban Design #12). This development may NOT rely on a proposed water source to be installed to the detriment of an existing subdivision.

11/16/06

Rabbit Creek Community Council PO Box 112354

The Community Council appreciates the opportunity to comment on platting cases however in this case there is little information available as to why this area is being replatted. This area is part of a region of nearly 200 acres where a collector road is to be designed, adjacent to proposed high density housing and is within a high density housing development not yet available for public comment. This area is also adjacent to a potential elementary school sight. There are more questions than answers at this point and we are concerned whether the platting board has an understanding of the impact of this action and consequences to the orderly development of this area. Questions that need to be asked are: How will this impact the critical need for a collector road? What is this targeted to be used for? How will this benefit the public in this area for complex development? If these developments are increasing the school populations than why isn't there a requirement that they facilitate educational infrastructure and roads?