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3/28/2017

Mr. Bob Hoffman  
President, Bayshore Klatt Community Council  
1057 West Fireweed Lane, Suite 100  
Anchorage, AK.

Subject: Zoning Map Amendment, "C" Street and 92<sup>nd</sup> Avenue

Dear Mr. Hoffman:

This letter will serve as the written summary of the of the Community Meeting, as required by Title 21, for the rezone and platting applications on the property located at the southwest quadrant of the intersection of "C" Street and 92<sup>nd</sup> Avenue.

The municipal parcel number is 016-291-20-000. Currently, there is a strip of land (approximately 69 feet by 330 feet, 0.52 acres) that is designated R-2M (Multi Family Residential) along the north boundary on 92<sup>nd</sup> Avenue. The request is to change the designation to I-2, which will match the remaining 4.11 acres, which is currently zoned I-2.

The petitioner's representative made a brief presentation to the Bayshore Klatt Community Council on 3/23/2017. There were approximately 35-40 people in attendance. The presentation described the purpose for the rezone, which is to eliminate the split zoning on this parcel. It was mentioned during the presentation that several options utilizing I-2 zoning are being considered by the owner, and can still be implemented under the current zoning.

Questions and concerns voiced by attendees included:

- Environmental concerns were paramount. Questions included what would happen to the wetlands and what about the eagles and other wildlife that are currently present?
- What will be the future use of the property? What is the benefit of the rezone?
- Who is the owner of the property?
- What is the public process for rezoning a parcel of land? What are the public opportunities to speak out?
- Is 92<sup>nd</sup> Avenue built to adequate standards for the use envisioned by the owner? Can the future development be accessed from C Street? When will construction begin?
- Is this meeting adequate for the "public involvement" requirement set out in Title 21?
- What are the minimum setback and buffer distances for R-2M and I-2 uses?

Most comments expressed concern about the impact of future development on the nearby residential district. The petitioner's representative tried to explain to the participants that the rezone process in itself does not specify any set development use or construction activity. Simply put, the answers to most questions asked are not yet available, nor are they necessarily applicable. The public was encouraged to reach out to planning staff once an application is made.

Thank you for allowing us the opportunity to present the project, and don't hesitate to contact me if you have any questions.

Sincerely  
Tony Hoffman, PLS  
The Boutet Company