

Turnagain Community Council
c/o Breck Tostevin, President
3340 Knik Ave
Anchorage, AK 99517
269-5282

April 24, 2009

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, Alaska 99519-6650

Re: S11739-1, Glen Park Estates – subdivide 1 tract into 3 lots.

Dear Mr. Weaver:

The Turnagain Community Council (TCC) appreciates the opportunity to comment on the above-referenced case. While the platting public notice does not provide any information regarding the reason for this subdivision, TCC assumes it is to allow for more residential development in the newly created three lots. If this is the reason for the subdivision proposal, the list below addresses concerns the TCC Board of Directors has pertaining to the proposed Glen Park Estates subdivision on Wendy's Way:

1. The Ted Stevens Anchorage International Airport includes in their current Master Plan a proposal to purchase homes located at the end of Wendy's Way that fall within the Runway Protection Zone (RPZ) of the Lakehood General Aviation airstrip. The airport has deemed as a safety threat having homes within this area. While technically the land in this case does not fall into the Runway Protection Zone, it is immediately adjacent to the RPZ and we question why additional residential development should be approved close to an area the airport deems unsafe for residential homes.
2. Airport noise from the General Aviation operations as well as increased noise from the International side of the airport has been steadily increasing in the Turnagain community, and specifically in West Turnagain, where this property is located. The AIA Lake Hood Float Plane Base 1997 – Seasonally Adjusted Decibel Noise Level (DNL) Contours indicate the proposed subdivision is within a the 65 DNL contour. The GA Master Plan 2006 states, "Residences exist within the Lake Hood DNL 65 dB contour and aircraft noise is a concern." Until noise issues can be resolved to the satisfaction of the community, we question why additional residential development should be approved so close to airport boundaries and in a high noise area.
3. The land proposed for subdivision is in close proximity to high value Turnagain Bog wetlands and immediately adjacent to Jones Lake, which

provides the headwaters for Hood Creek. Additional development of this property will increase runoff of pollutants and sediment from the subdivision into this area, resulting in impacts to the water quality as well as wildlife use of the area. In addition, a portion of the land being proposed for subdivision is located in the 100-Year Flood Plain.

4. Subdivision of this land has previously been proposed and TCC opposed the proposal at that time. We have not been provided any additional information from the property owner that would change our position regarding a subdivision of the land in question.

To summarize the TCC Board does not support the approval of the proposed subdivision for the above reasons and requests that the Municipality of Anchorage Planning Department and the Platting Board deny this request.

Respectfully submitted,

Breck Tostevin
President, Turnagain Community Council
On behalf of the TCC Board