



US Army Corps
of Engineers
Alaska District

Public Notice of Application for Permit

ANCHORAGE
Regulatory Division (1145)
CEPOA-RD
Post Office Box 6898
JBER, Alaska 99506-0898

PUBLIC NOTICE DATE:	February 7, 2025
EXPIRATION DATE:	March 10, 2025
REFERENCE NUMBER:	POA-2023-00473
WATERWAY:	Glacier Creek

Interested parties are hereby notified that a Department of the Army permit application has been received for work in waters of the United States as described below and shown on the enclosed project drawings.

All comments regarding this public notice should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the project manager's email as listed below or to regpagemaster@usace.army.mil. All comments should include the public notice reference number listed above.

All comments should reach this office no later than the expiration date of this public notice to become part of the record and be considered in the decision. Please contact Estrella Campellone at (907) 753-2518, toll free from within Alaska at (800) 478-2712, or by email at Estrella.F.Campellone@usace.army.mil if further information is desired concerning this public notice.

APPLICANT: Mr. William Laurie, Pomeroy Lodging, 707 7 Avenue SW #810; Calgary AB, Canada. Email: williaml@pomeroylodging.com. Tel.: 289-260-4048.

AGENT: Mr. Casey Volk, 3-Tier Alaska, 3305 Arctic Blvd. Suite 102; Anchorage, Alaska 99503. Email: cvolk@3-tieralaska.com. Tel.: 907-522-4337.

LOCATION: The project site is located within Section 9, T. 10 N., R. 2 E., Seward Meridian; USGS Quad Map Seward D-6 NW; Latitude 60.97014° N., Longitude 149.1015° W.; Municipality of Anchorage, Alyeska Prince Addition Subdivision, Tract B, Frag Lot 9; in Girdwood, Alaska.

PURPOSE: The applicant's stated purpose is to construct the Pomeroy Development to alleviate housing rental needs for Girdwood and Alyeska Resort workforce. Components of the project include home buildings, recreational facility (aquatic center, fitness center, and open-air covered ice rink), parking lots, and pedestrian walkway.

PROPOSED WORK: To place 8,800 cubic yards of type II/IIA fill type in 1.09 acres of palustrine wetlands to construct approximately 86 units and commercial space. Work footprint includes:

- 1) House building footprint: 17,000 square feet (approximately 8,678 square feet in wetlands).
- 2) Recreational facility (YMCA of Alaska) footprint: 38,112 square feet (19,000 square feet of wetlands).
- 3) Main Street, two parking lots, and single pedestrian walkway footprint: 19,722 square feet of wetlands.
- 4) Wetlands impacted: 1.09 acres (47,400 square feet), the remaining 1.36 acres of wetlands within Tract B, Frag Lot 9 would remain undisturbed.

All work would be performed in accordance with the enclosed plan (sheet 1 dated July 29, 2024, and sheets 2-6 dated January 10, 2025).

ADDITIONAL INFORMATION: N/A.

APPLICANT PROPOSED MITIGATION: The applicant proposes the following mitigation measures to avoid, minimize, and compensate for impacts to waters of the United States from activities involving discharges of dredged or fill material.

a. Avoidance: Complete avoidance of wetlands is not feasible due to the proposed project designs and no practicable alternatives. Uplands were utilized to the extent possible before designing project components in wetlands.

b. Minimization: To minimize wetland impacts, utilities will be placed underneath the proposed road, reducing project footprint in wetlands. Additionally, a Storm Water Pollution Prevention Plan (SWPPP) will be developed before construction; SWPPP stipulations will be followed to manage stormwater pollution and minimize impacts to nearby waters of the U.S.

c. Compensatory Mitigation: The applicant acknowledges the necessity of compensatory mitigation for the filling of 1.09 acres of jurisdictional wetlands. The applicant plans to work with USACE and either purchase wetland credits from a third-party mitigation provider or permittee responsible mitigation.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be the footprint of the project in wetlands and immediately adjacent wetlands and uplands. Consultation of the AHRs constitutes the extent of cultural resource investigations by the U.S. Army Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Historic Properties Affected (No Effect) determination for the proposed project. This application is being coordinated with the State Historic Preservation Office (SHPO), Federally recognized Tribes, and other consulting parties. Any comments SHPO, Federally recognized Tribes, and other consulting parties may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work. The Corps is requesting the SHPO's concurrence with this determination.

ENDANGERED SPECIES: No threatened or endangered species are known to use the project area.

We have determined the described activity would have no effect on any listed or proposed threatened or endangered species and would have no effect on any designated or proposed critical habitat, under the Endangered Species Act of 1973 (87 Stat. 844). Therefore, no consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (NMFS) is required. However, any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act), as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

The project area is not within mapped EFH.

We have determined the described activity would not adversely affect EFH in the project area.

TRIBAL CONSULTATION: The Corps fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Corps, Alaska District, on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This public notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal rights or resources. Consultation may be initiated by the affected Tribe upon written request to the District Commander. Any comments federal recognized tribes and other consulting parties may

have concerning presently unknown archeological or historic data that may be lost or destroyed by the work under the requested permit will be considered in the Corps final assessment of the described work.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

AUTHORITY: This permit will be issued or denied under the following authorities:

(X) Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines

set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings are enclosed with this public notice.

District Commander
U.S. Army, Corps of Engineers

Enclosures



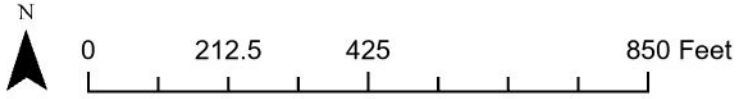
POA-2023-00473
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 Sheet 1 of 6
 Date: July 29, 2024

Moose Meadow Park

Kenai Peninsula Borough, Municipality of Ar...
 Esri, TomTom, Garmin, SafeGraph, MET/N...

Legend

- July 2024 Sample Points
- ▭ Consultant-Delineated Wetland
- ▭ Wetland Delineated in 2024
- ▭ Review Area
- Stream



THE VILLAGE AT ALYESKA

ADDRESS

1000 Arlberg Ave
Girdwood, AK 99587

PROJECT

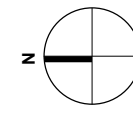
22043

DATE

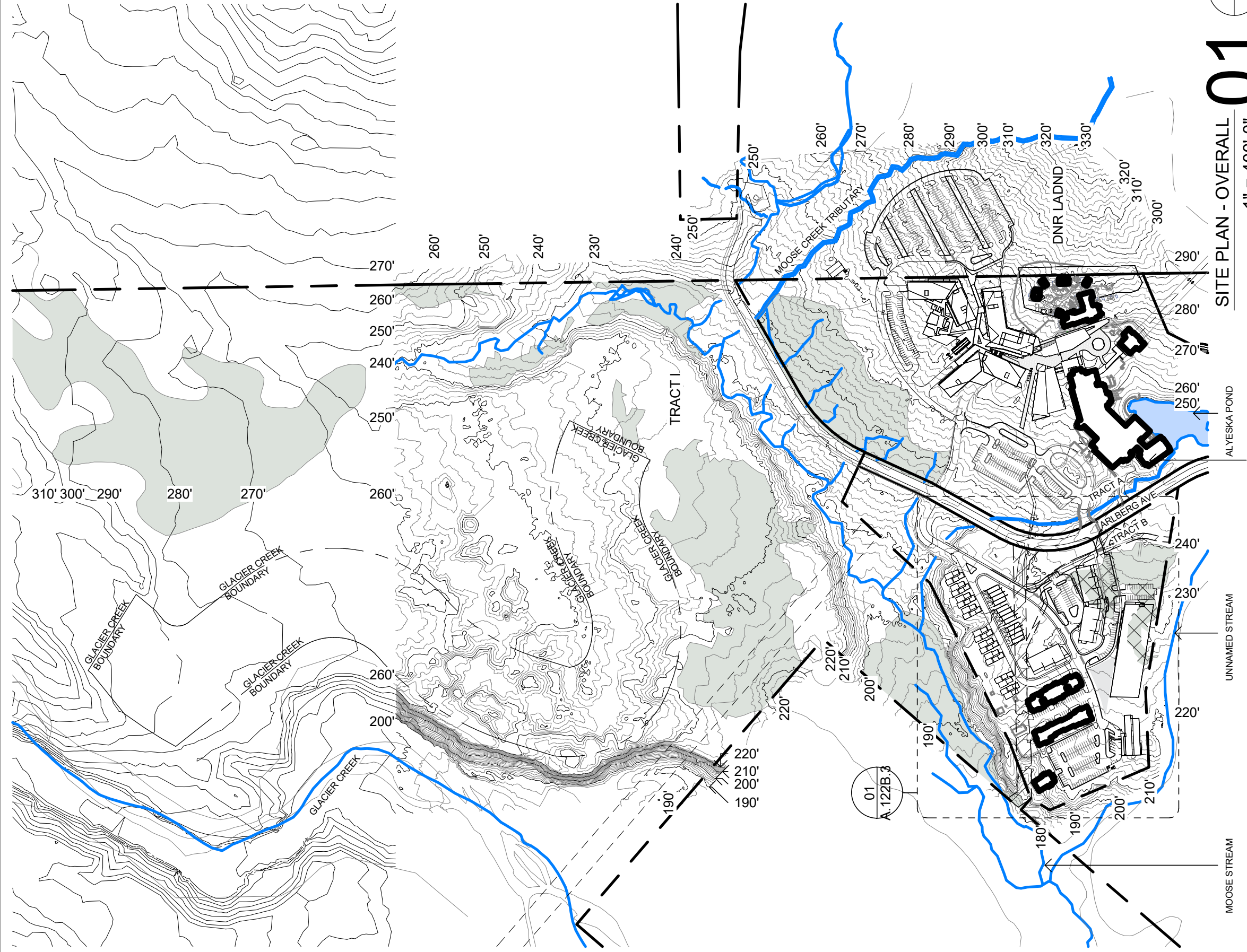
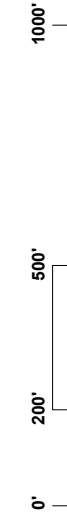
JAN 10 2025

LEGEND

- PROPERTY LINE
- EXISTING STREAM, SURVEYED
- EXISTING POND
- EXISTING WETLAND
1,550,570 SF (35.6 ACRES)
- WETLAND FILL AREA
47,400 SF (1.09 ACRES)
- EXISTING EASEMENT AREA



SITE PLAN - OVERALL
01
1" = 400'-0"



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ALYESKA POND
EXISTING HOTEL
ALYESKA






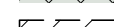
UNNAMED STREAM

MOOSE STREAM

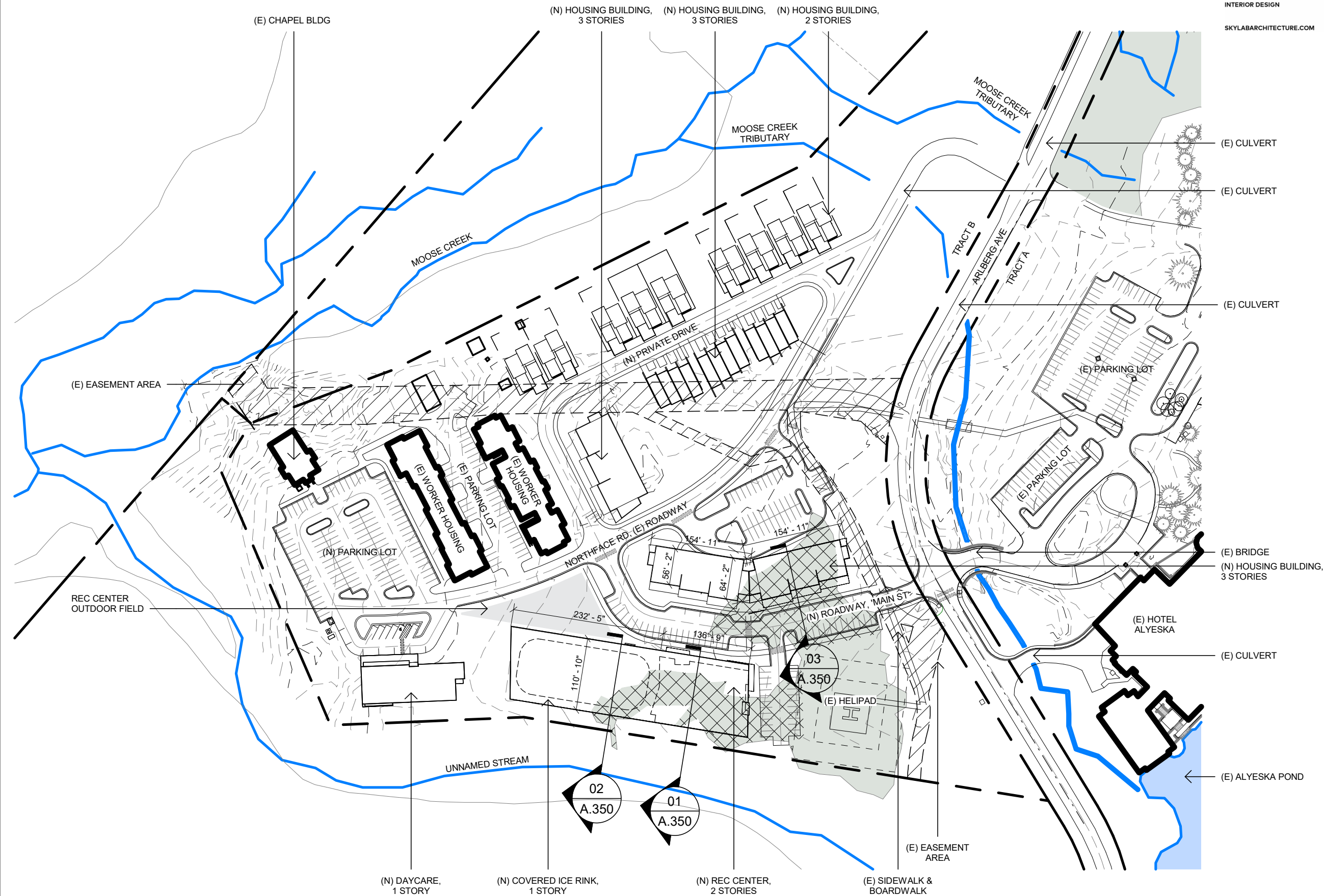
SHEET
OVERALL SITE PLAN -
AREA MASTERPLAN

01
A.122B.3

LEGEND

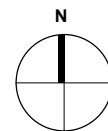
-  PROPERTY LINE
-  EXISTING STREAM, SURVEYED
-  EXISTING POND
-  EXISTING WETLAND
79,663 SF
-  WETLAND FILL AREA
47,400 SF
-  EXISTING EASEMENT AREA

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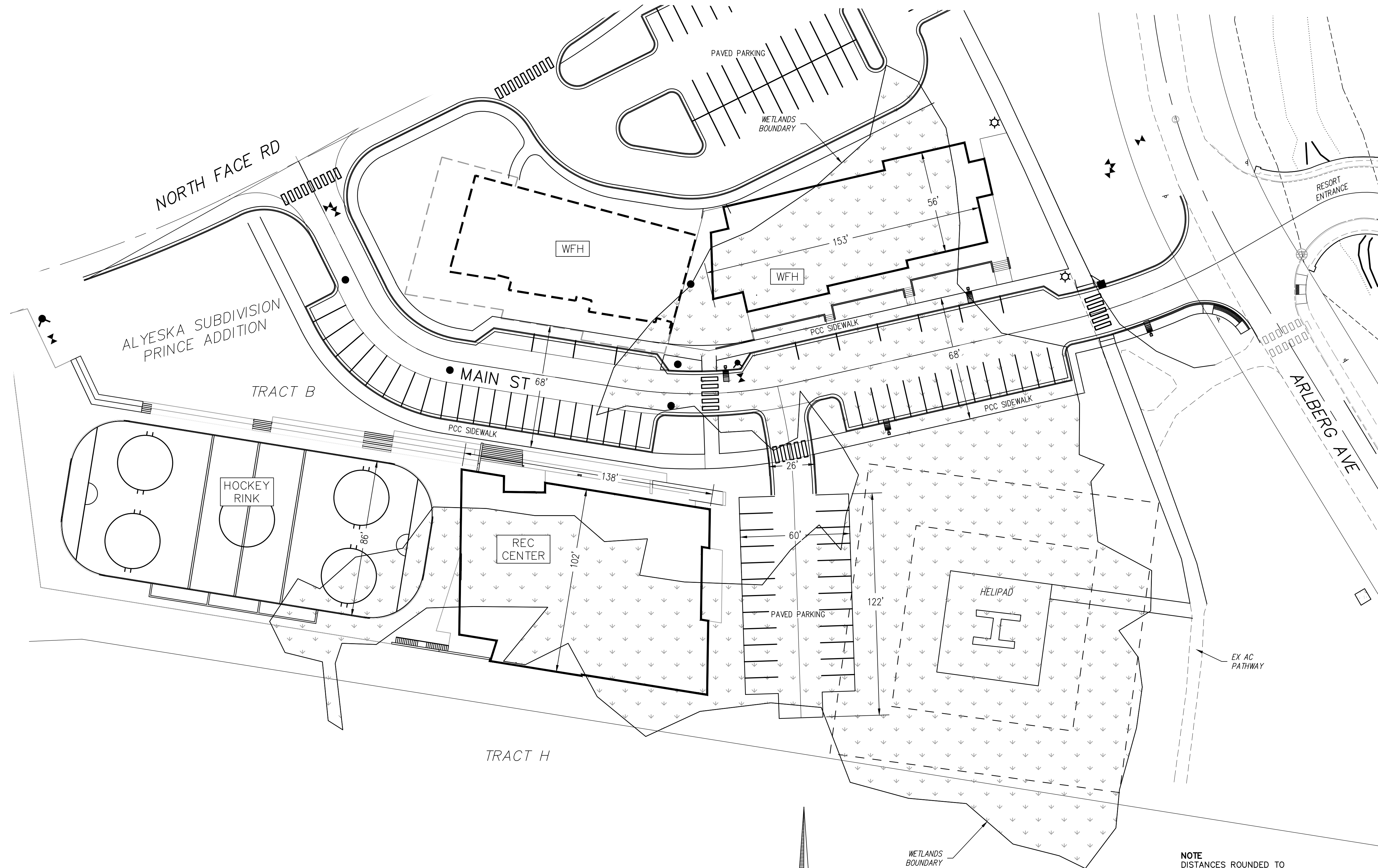
SITE PLAN - TRACT B

01

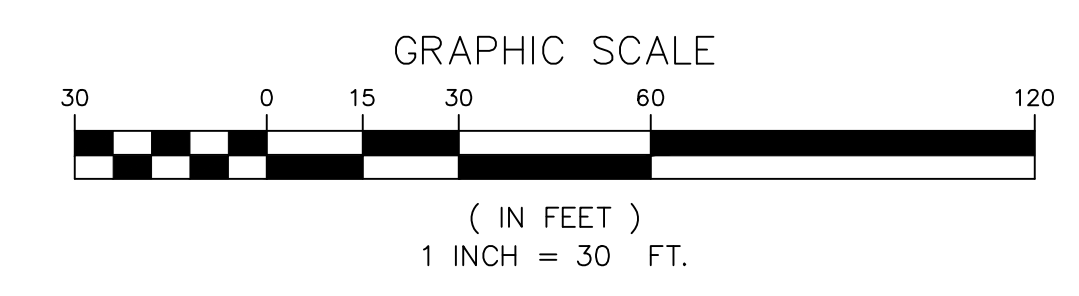
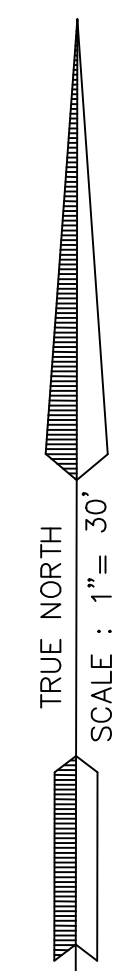


SHEET
SITE PLAN - TRACT B -
ROOF LEVEL

0' 100' 250' 500' 1 : 1800



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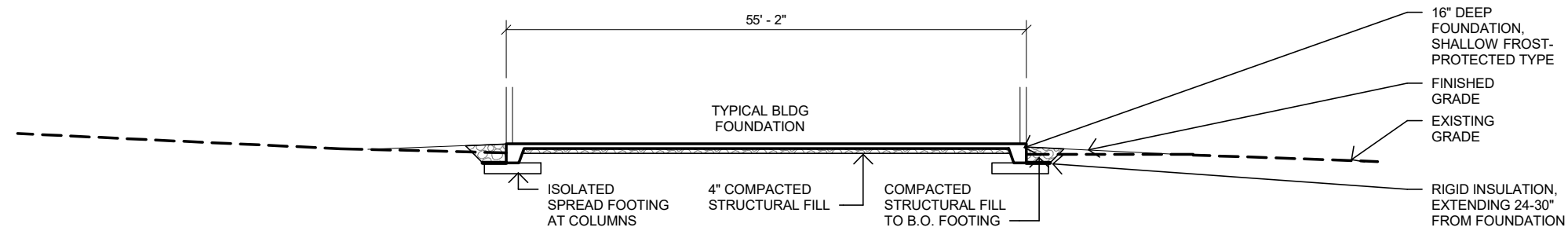


NOTE
 DISTANCES ROUNDED TO
 THE NEAREST FOOT.

TRACT B WETLANDS EXHIBIT

DESIGNED	DRAWN	CHECKED	DATE
CJM	CJM	CJM	JUN 2025
FILE:	VILLAGE AT ALYESKA/ TR B	CASE:	TBD
JOB NO.:	1118	SCALE:	HORIZ: 1"=30' VERT: 1"=30'
GRID:	150239		

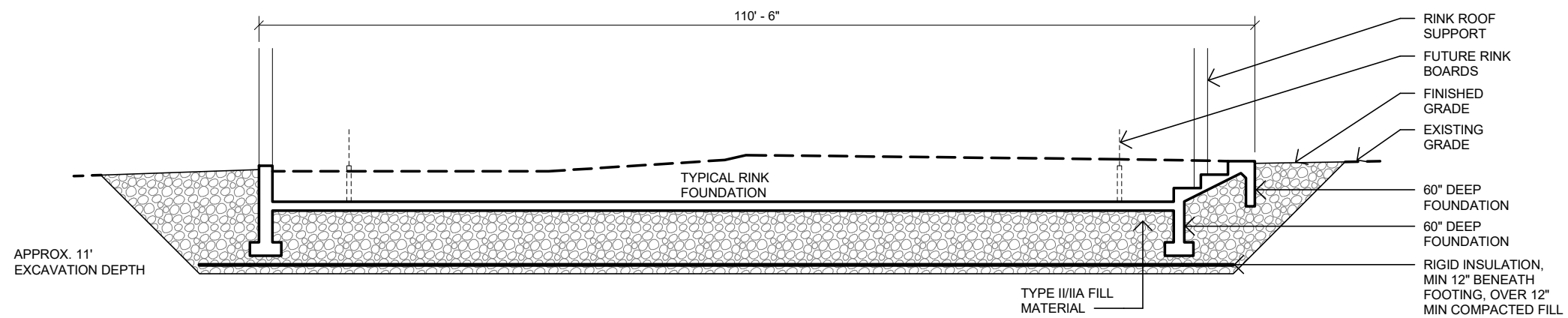
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SECTION - HOUSING BUILDING FOUNDATION

1/16" = 1'-0"

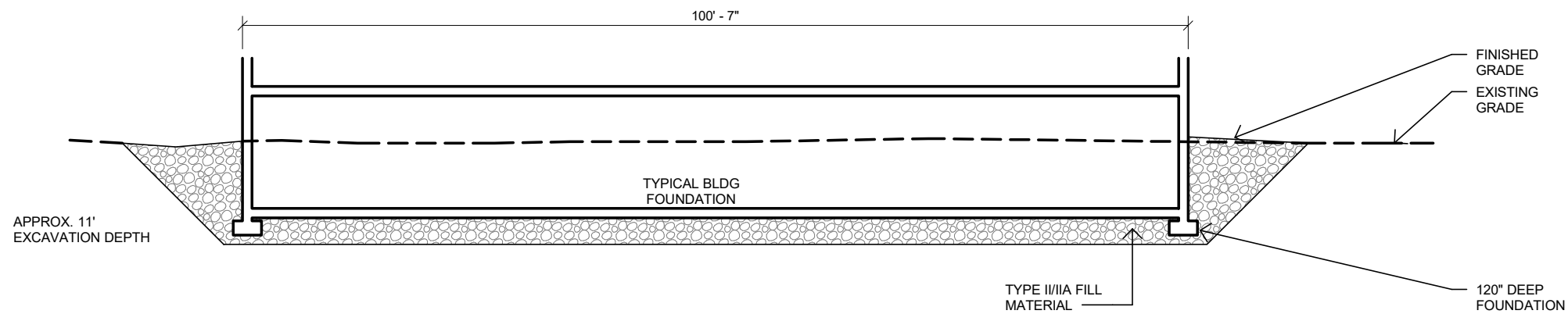
03



SECTION - ICE RINK FOUNDATION

1/16" = 1'-0"

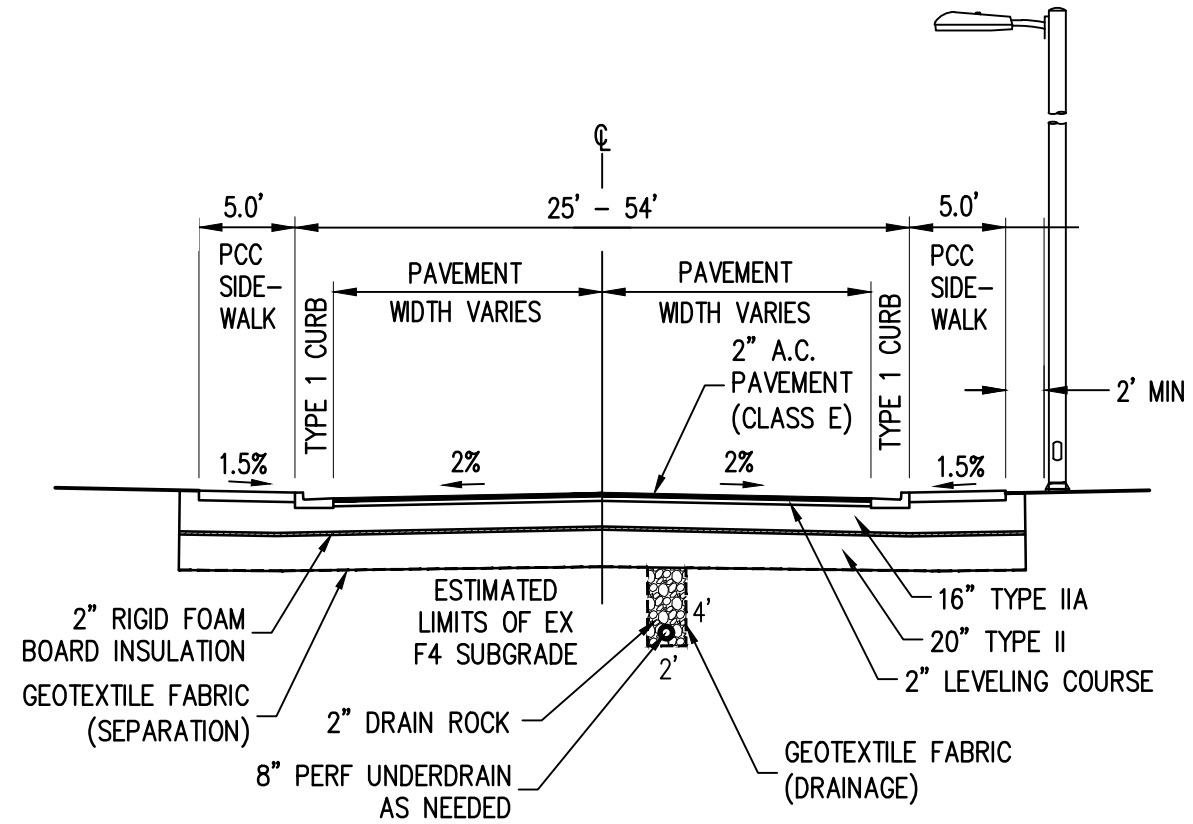
02



SECTION - RECREATION CENTER FOUNDATION

1/16" = 1'-0"

01



TYPICAL STREET SECTION – MAIN ST

SCALE: 1"=10'

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