

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2015-001

A RESOLUTION APPROVING AN AMENDED PUBLIC FACILITY SITE PLAN REVIEW OF SOUTH ANCHORAGE HIGH SCHOOL FOR FOOTBALL/SOCCER FIELD AMENITIES; GENERALLY LOCATED SOUTH OF LEYDEN ROAD AND WEST OF ELMORE ROAD.

(Case 2014-0183, Parcel ID No. 018-411-75)

WHEREAS, a request was received from the Anchorage School District (ASD) to amend the approved public facility site plan for South Anchorage High School to add grandstand seating, an electronic scoreboard, a public address system, sports field lighting, and other improvements related to sports stadiums; and

WHEREAS, this request was processed under the “new” Title 21, effective January 1, 2014; and

WHEREAS, public hearing notices were mailed, published, and posted for a public hearing that was held on January 5, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. This project is a site plan amendment to an existing school facility and there is a requirement that a site plan be reviewed if there is a change to the site plan and also due to the special limitations of the zoning. The commission’s role is to review the proposal against the municipal code and especially AMC 21.03.180F. pertaining to neighborhood protection standards and non-residential uses adjacent to residential uses. The school district has provided extensive mitigation methods such as fencing, limiting hours of operation, building the home bleacher stands into the slope, treating the bleacher treads, testing noise levels and attempting to mitigate for those noise levels, committing to obtaining noise permits as applicable, providing a backing to the visitor bleacher stands, diffusing the sound from the public address system, and performing extensive lighting analysis. The school is located in south Anchorage and must comply with the policies of the *Hillside District Plan*. There are a number of policies in the *Hillside District Plan* relating to the semi-rural nature of the Hillside and ‘dark skies.’ The site plan achieves a balance and respects those policies of the *Hillside District Plan*. The commission approves the site plan amendment not because South Anchorage High School does not have a stadium but rather because the commission is reviewing it based on the standards of the municipal code and the project achieves those standards.
 2. Schools are permitted principal uses in the PLI district and sports facilities are accessory uses to schools, are integral to school uses, and are permitted. The commission finds that the site plan addresses significant adverse

impacts that can reasonably be anticipated to result from school sports events by mitigating those impacts to the maximum extent feasible. Another mitigating factor is that the number of events that can occur per year is limited and will minimize the impact of noise and lighting on the neighbors. The project is consistent with the *Hillside District Plan* and the *Anchorage 2020 Comprehensive Plan* which anticipated that needed public facilities would be permitted regardless of the 'dark skies' policy on the Hillside. It is acceptable to have stadium lighting and it is entirely consistent with the *Hillside District Plan* and the *Anchorage 2020 Comprehensive Plan*.

3. The school sports facility is a benefit to the citizens of Anchorage and to future generations of students. The facility will allow the school to host visiting teams and is a good use of the land.
4. The high school is located within a single-family residential neighborhood. The sports field serves as a community facility during the evenings and weekends. The site plan with the associated sports fields was approved by the Planning and Zoning Commission on August 13, 2001 and the site plan did not show a stadium facility. At that time, all high schools held their sporting events at the Anchorage Football Stadium.

B. The Commission APPROVES the amended site plan by a vote of seven ayes and one nay, subject to the following conditions:

1. All construction and improvements related to this approval shall be substantially in compliance with the application, narrative, and the following plans on file with the Planning Division, except as modified by conditions of this approval.

South Anchorage High School Stadium Improvements; prepared by Stantec; sheets Exhibit A; Exhibit B dated 4 October 2014; Exhibit C, Anchorage South High School Site Plan Amendment; Exhibit C-1 dated 1 October 2014; Exhibit D, Light Fixture Layout & Pole Height dated 7 Nov 2012; Exhibit E, Lighting Levels on Field; Exhibit F, Lighting Levels Throughout the Area of the Field, Based on Proposed Lighting Layout; Exhibit G, Pole and Luminaire Details dated 7 November 2012; Exhibit H, Scoreboard Shop Drawing dated 4 October 2014; Exhibit I dated 4 October 2014; Exhibit J; Exhibit K dated 1 October 2014; Exhibit L; Exhibit M, Anchorage South High School Aerial Photo dated 4 October 2014.


2. The petitioner will monitor area after events and remove any garbage.
3. ASD shall fully implement planned noise mitigation measures to include small directional speakers directed at grandstands, applying a sound deadening material to the bleacher treads, enclosing the sides of the visitor bleachers, providing a back that extends 6' above the visitor grandstands,

and build home grandstands onto the existing slope to reduce noise. Obtain noise permits as needed to place restrictions on the number, duration, and time of day for major events.

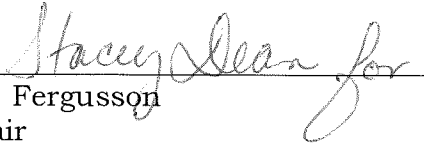
4. Stadium activities for junior varsity, varsity football, and soccer games shall end by 10pm.
5. Events using the lights and/or sound system are limited to ten events per year.
6. The south parking lot shall be securely gated to vehicle traffic to eliminate nuisance use during the school year from 11pm to 6am.
7. The stadium shall be a co-ed facility.

APPROVED by the Anchorage Planning and Zoning Commission on the 5th day of January, 2015.

ADOPTED by the Anchorage Planning and Zoning Commission this 2nd day of February, 2015. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code section 21.03.050.



Jerry T. Weaver, Jr.
Secretary



J.A. Fergusson
Chair

(Case 2014-0183)