

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-001**

A RESOLUTION DENYING A CONDITIONAL USE PERMIT TO UPGRADE A UTILITY SUBSTATION LOCATED ON LOT 1, PARKS SUBSTATION SUBDIVISION (PLAT 2013-040), GENERALLY LOCATED WEST OF STEFFES STREET AND NORTH OF MCKINLEY VIEW AVENUE, WITHIN THE SW 1/4 OF THE NW 1/4 OF SECTION 9, T15N, R1W, SEWARD MERIDIAN, ALASKA.

(Case: 2013-159; Parcel ID No. 051-104-74)

WHEREAS, a petition has been received from Matanuska Electric Association, Inc., for a conditional use permit to upgrade a utility substation located on Lot 1, Parks Substation Subdivision (Plat 2013-040), generally located west of Steffes Street and north of McKinley View Avenue, within the SW 1/4 of the NW 1/4 of Section 9, T15N, R1W, Seward Meridian, Alaska; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held before the Planning and Zoning Commission on January 6, 2014.

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

- A. The Commission makes the following findings of fact:
1. The prior request for a conditional use permit for a utility substation was denied due to the lack of a landscape plan and a drainage report.
 2. The petitioner has submitted a drainage plan that has been approved by the Municipality and a landscaping plan.
 3. The Commission found that the substation meets some of the conditional use standards; however, the scale of the proposed substation was too large for the size of the petition site and the mitigation measures proposed were not sufficient to adequately buffer the surrounding residential uses.
 4. The Commission recognized that electricity is an essential public service; however, there may be additional measures that could be taken to further mitigate the impact on the surrounding neighborhood.
 5. The Commission found there were concerns that need to be addressed that include: providing a 50-foot setback along the west boundary; determining whether a retaining wall is permitted within a required setback; limiting noise and lighting at the property line; readdressing drainage impacts due to potential impact of springs at the northwest corner of the property; establishing an escrow account or fund to address any unforeseen impacts on adjacent septic system(s) that might be


caused by surface runoff; pursuing the possibility of lowering the pad to the elevation of the west property boundary with installation of drainage improvements.

6. The Commission expressed concern with the process of issuing an "at-risk" footing and foundation permit prior to a conditional use permit having been issued. The Commission believes the permit was issued incorrectly without a conditional use permit.

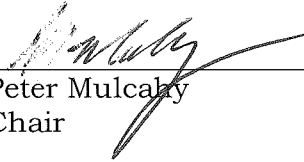
- B. The Commission denies the above referenced conditional use permit to upgrade a utility substation.

DENIED by the Municipal Planning and Zoning Commission on the 6th day of January, 2014.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 13th day of January, 2014. 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 the Anchorage Municipal Code 21.30.030.



Jerry T. Weaver, Jr.
Secretary



Peter Mulcahy
Chair

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