

DRAFT

MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-019

A RESOLUTION RECOMMENDING SELECTION OF A SITE IN SOUTHWEST ANCHORAGE FOR AN ELEMENTARY SCHOOL, TO CONSIST OF APPROXIMATELY 15 ACRES, GENERALLY LOCATED IN THE KINCAID ESTATES SUBDIVISION, WITHIN THE NE1/4, SE1/4 AND SW1/4 OF SECTION 9, T12N, R4W, S.M., ALASKA; AND SELECTION OF A SITE IN SOUTHWEST ANCHORAGE FOR A MIDDLE SCHOOL, TO CONSIST OF APPROXIMATELY 27 ACRES, GENERALLY LOCATED IN THE SOUTHERN PORTION OF AN UNSUBDIVIDED PARCEL, BEING SOUTH OF TRACT A, LANCASTER SUBDIVISION, IN THE SW1/4 OF SECTION 10, T12N, R4W, S.M., ALASKA.

(Case 2005-029, Tax ID #s 011-291-021, 011-123-05, 011-123-06, 011-123-07, 011-261-29, 011-291-21, 011-201-030)

WHEREAS, the Anchorage School District has identified the need to acquire a site for a new elementary school and a site for a new middle school site in Southwest Anchorage; and

WHEREAS, the Anchorage School District has funds available to acquire two sites; and

WHEREAS, in accordance with AMC 25.25, a site selection study was prepared by the municipal Planning Department, and a report entitled "Southwest Anchorage Elementary and Middle School Site Selection Study" was published in February, 2005; and

WHEREAS, the study evaluated six site options; and location, size, accessibility, physical suitability, availability, development and acquisition costs, and other factors were considered; and

WHEREAS, the Joint School Site Selection Committee reviewed the site selection study and agreed with its recommendation for Site M-2 for a middle school and Site E-1B for an elementary school, based on the unavailability of Site E-1A; and

WHEREAS, a joint public hearing was held before the Anchorage School Board and the Planning and Zoning Commission in accordance with AMC 21.15.015.C. and AMC 25.25; and

WHEREAS, notice was given to the owners of properties near the six site options, the Sand Lake Community Council, and the general public.

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

1. The Commission makes the following findings of fact:
 - a. Site availability should not be the deciding factor in selecting a school site or other public facility.
 - b. The community and the professional staff find the appropriate elementary site option is Site E-1A or in that general location.
 - c. While Site E-1A is not offered for acquisition, there should be negotiation with the owner to acquire the preferred site.

- d. Site E-1B presents a viable back-up option for an elementary school, if the air quality is determined acceptable through a comprehensive air quality study, especially with regard to the build-out of the airport and the surrounding residential area.
 - e. While not perfect, Site M-2 is an acceptable site for the new middle school and it will meet the needs of the community.
 - f. The need for the schools in this area has been demonstrated and the need will increase in the future.
 - g. There have been adequate technical studies on the proposed sites.
 - h. With the lack of land in the Anchorage Bowl, it is important to acquire land that is somewhat suitable when it is available.
2. The Commission recommends to the Assembly, based on evaluations in the "Southwest Anchorage Elementary and Middle School Site Selection Study," that:
 - a. Site M-2 be selected for the middle school; and
 - b. Site E-1A or a site in the area of Site E-1A to be selected for the elementary school, and that if acquisition cannot be arranged for that site, Site E-1B is recommended as a viable back-up site, contingent upon acceptable air quality determination through a comprehensive air quality study that includes analysis of build-out of the airport and the surrounding residential area.
3. The Commission further recommends that selection of the sites is conditioned on the recommendation of the site selection study that the Municipality and the School District assume no liability, financial or otherwise, for resolving the following condition: Prior to site acquisition in either Area 1 or Area 2 (as identified in the "Southwest Anchorage Elementary and Middle School Site Selection Study"), all environmental contamination on the chosen site shall be identified and remediated by the property owner according to a work plan approved by the Alaska Department of Environmental Conservation (ADEC). If Site M-2 is chosen, a Phase I Environmental Assessment should be performed to include the 5-acre parcel, which was not originally available.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on this 7th day of April 2005.

Tom Nelson
Secretary

Don Poulton
Chair