

# Application for Zoning Map Amendment

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Anchorage Sand & Gravel		Name (last name first): S4 Group, LLC	
Mailing Address: 1040 O'Malley Road, Anchorage, AK 99515		Mailing Address: 124 E 7th Ave, Anchorage, AK 99501	
Contact Phone – Day: 907-348-6433 Evening:		Contact Phone – Day: 907-306-8104 Evening:	
E-mail: ryan.morman@anchsand.com		E-mail: craigb@s4ak.com, kate@s4ak.com	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 011-20-192, 011-16-242		
Site Street Address: 8501 Sand Lake Road		
Current legal description: (use additional sheet if necessary) Polen Park Tract 1, Lancaster Tract A		
Existing Zoning: R-1A	Acreage: 66	Grid #: SW2324
Proposed Zoning: PLI		
Existing use: Fill Site	Proposed use (if any): Park and Recreation	

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.

*Craig Bennett* 10/20/2021  
 Signature  Owner  Representative Date  
(Representatives must provide written proof of authorization)

Craig Bennett  
 Print Name

Accepted by: FM	Poster & Affidavit: 7 + affidavit	Fee: \$33,960	Case Number: 2022-0002	Meeting Date: P2C 01/03/2022
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COMPREHENSIVE PLAN INFORMATION		
Improvement Area (per AMC 21.08.050B.): <input checked="" type="radio"/> Class A <input type="radio"/> Class B		
<b>Anchorage 2040 Land Use Designation:</b>		
<input type="checkbox"/> Neighborhood (Residential)	<input type="checkbox"/> Center	<input type="checkbox"/> Corridor
<input checked="" type="checkbox"/> Open Space	<input type="checkbox"/> Facilities and Institutions	<input type="checkbox"/> Industrial Area
<b>Anchorage 2040 Growth Supporting Features:</b>		
<input type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Greenway-supported Development	
<input type="checkbox"/> Traditional Neighborhood	<input type="checkbox"/> Residential Mixed-use	
<b>Eagle River-Chugiak-Peters Creek Land Use Classification:</b>		
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space
<input type="checkbox"/> Public Land Institutions	<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected
<input type="checkbox"/> Special Study	<input type="checkbox"/> Residential at _____ dwelling units per acre	
<b>Girdwood- Turnagain Arm</b>		
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space
<input type="checkbox"/> Public Land Institutions	<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected
<input type="checkbox"/> Special Study	<input type="checkbox"/> Residential at _____ dwelling units per acre	

ENVIRONMENTAL INFORMATION (All or portion of site affected)					
Wetland Classification:	<input checked="" type="radio"/> None	<input type="radio"/> "C"	<input type="radio"/> "B"	<input type="radio"/> "A"	
Avalanche Zone:	<input checked="" type="radio"/> None	<input type="radio"/> Blue Zone	<input type="radio"/> Red Zone		
Floodplain:	<input checked="" type="radio"/> None	<input type="radio"/> 100 year	<input type="radio"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="radio"/> "1"	<input checked="" type="radio"/> "2"	<input type="radio"/> "3"	<input type="radio"/> "4"	<input type="radio"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat - Case Number(s):	2019-41
<input checked="" type="checkbox"/> Conditional Use - Case Number(s):	2019-0138
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage	

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)	
1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input checked="" type="checkbox"/> Ownership and beneficial interest form
16 copies required:	<input checked="" type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Signatures of other petitioners (if any) <input checked="" type="checkbox"/> Map of area to be rezoned <input checked="" type="checkbox"/> Map of area surrounding proposed rezoning, including zoning and existing uses <input checked="" type="checkbox"/> Narrative statement explaining: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> need and justification for the rezoning</li> <li><input checked="" type="checkbox"/> the proposed land use and development</li> <li><input checked="" type="checkbox"/> the probable timeframe for development</li> <li><input checked="" type="checkbox"/> an analysis of how the proposal meets the rezoning criteria on page 3 of this application</li> </ul> <input checked="" type="checkbox"/> Summary of community meeting(s) <input type="checkbox"/> Proposed special limitations, if any
(Additional information may be required.)	

## APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

## ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.



Polen Park Tract 1 and Lancaster Tract A  
Rezone Narrative  
October 13, 2021

This is a request for a zoning map amendment for two parcels; Lancaster Subdivision Tract A and Polen Park Subdivision Tract 1, currently zoned R-1A, to be amended to PLI zoning.

The petition site, containing approximately 66 acres, has been a land reclamation site for many decades. In recent years, the final grading and restoration process for the site has been coming to a close and the future land use of the site as a park or recreational area has been in consideration. Community comments have also been received about the future potential of the site. Some community members have input ideas of activities they would like to see on the site, such as; sports fields, playground, farmer's market, pavilion, skateboard park, and a community garden, among others. Most of these options are not allowed per the zoning designation of R-1A, Single-Family Residential District. Any of these options could be pursued, if the site was rezoned to PLI, Public Lands and Institutions District.

The proposed zoning is supported by both the *Anchorage 2040 Land Use Plan* and the *West Anchorage District Plan*.

**Need and Justification for the Rezoning**

The petition site is filled with clean non-structural fill and is currently unsuitable for R-1A residential development. The owner would like to use the site in ways that are not allowed under the current R-1A zoning. Rezoning the site to PLI would allow for future development of a recreation and/or open space park that would benefit Anchorage and the surrounding community. Rezoning the site to PLI would bring the site into conformance with the *Anchorage 2040 Land Use Plan* (LUP) and the *West Anchorage District Plan* (WADP).

The *Anchorage 2040 LUP* designates the site as "Other Open Space", which it defines the intended use of as, "Natural areas, passive use areas, indoor and outdoor recreation facilities, community playgrounds, community or interpretive gardens, outdoor commercial recreation, or agriculture nursery and horticultural uses." The intended zoning for "Other Open Space" is defined as, "PLI or other districts depending on location."

The *West Anchorage District Plan* designates the site as "Other Area that Functions as Park and Natural Resource". The District Plan states that this designation applies to non-municipal lands that function as part of the community system of parks, outdoor recreational facilities, or natural preservation areas. The PLI zoning designation complies and conforms to the comprehensive plan to a greater extent than the current zoning designation.



This rezone is consistent with the following policies and objectives of the *West Anchorage District Plan* and *Anchorage 2040 Land Use Plan*:

- “Encourage collaboration for acquisition, development, and maintenance of recreation spaces and facilities.” (WADP, pg 58)
- “As the population increases, so does the demand for parks and indoor recreation areas. Changes in socioeconomic makeup of the community may result in changes to recreational needs.” (WADP, pg 61)
- “As the number of housing units in West Anchorage increases, so will the demand for public transportation, recreation opportunities (indoor and outdoor), schools, and other services.” (WADP, pg 62)
- “Maintaining and protecting open spaces, green spaces, and mature trees are important to area residents.” (WADP, pg 65)
- “Objective #4 Preserve and enhance the physical character of land uses valued by the local community, including established residential neighborhoods, proximity to natural open space, and the historic Spenard Road corridor.” (WADP, pg 85)
- “According to the *Parks Plan*, as the population continues to increase, the Northwest and Southwest Parks Districts will be deficient in NU parks.”(NU, close-to-home recreation areas) (WADP, pg 187)
- “This Plan recommends adding parks and greenbelt connections to offset neighborhood deficiencies, and to support higher density development.” (LUP, pg 24)
- Policy 8.1. “Ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being.” (LUP, pg 24)

Additionally, the *Municipality of Anchorage Comprehensive Plan Parks and Open Space Planning Factors Info Map #C1-6* shows the petition site to be included in the “Park Deficient Areas Identified in Anchorage Parks Plan (2006)” overlay. The rezoning of the petition area to PLI and the future proposed use as a recreational park would increase neighborhood and community park availability to the area.

#### **Proposed Land Use and Development**

Outdoor commercial recreation options are being considered for this site that are not available options under the current zoning designation. Amending the site’s zoning designation to PLI is the first step towards considering viable options for the site. Once rezoned, further actions may be necessary to follow through with certain options. For example, a skateboard park would require a conditional use permit along with the zoning amendment. Therefore, a site plan has not been finalized at this time.

#### **Probable Timeframe for Development**

As there is no site plan on any specific use and the current CUP must be closed before any development can begin, there is not currently a development timeframe.



**Rezoning Request Conformance with the Approval Criteria for Zoning Map Amendment Standards (AMC 21.03.160)**

- 1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

The PLI district promotes the general welfare and benefits the community as a whole by providing the development potential for a large public recreational area with site plan flexibility.

- 2. The rezoning complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezoning does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)**

The *Anchorage 2040 LUP* designates the site as "Other Open Space", which it defines the intended use of as, "Natural areas, passive use areas, indoor and outdoor recreation facilities, community playgrounds, community or interpretive gardens, outdoor commercial recreation, or agriculture nursery and horticultural uses." The intended zoning for "Other Open Space" is defined as, "PLI or other districts depending on location."

The *West Anchorage District Plan* designates the site as "Other Area that Functions as Park and Natural Resource". The District Plan states that this designation applies to non-municipal lands that function as part of the community system of parks, outdoor recreational facilities, or natural preservation areas.

The *Municipality of Anchorage Comprehensive Plan Parks and Open Space Planning Factors Info Map #C1-6* shows the petition site to be included in the "Park Deficient Areas Identified in Anchorage Parks Plan (2006)" overlay.

In summary, the PLI zoning designation complies and conforms to the comprehensive plan to a greater extent than the current zoning designation.

- 3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.**

Title 21 states that, "the PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities." The *Anchorage 2040* designates the site as "Other Open Space", which are primarily zoned as PLI districts. The intent of this rezoning is to allow for uses that are more supportive of the *West Anchorage District Plan* and the *Anchorage 2040* plan.



- 4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.**

The surrounding area consists primarily of low density residential zoning and development, along with other parks and a small neighborhood commercial parcel. The PLI district is compatible with these surrounding areas.

- 5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.**

All facilities, utilities, and services are capable of supporting the intended use as a multi-use outdoor recreation site, or will be made capable in the event of development of the petition site. There are multi-use pathways for pedestrians and bikes on West Dimond Blvd and Sand Lake Road. The site is located within the Building Safety, Police, Parks and Recreation, Fire and EMS, and Anchorage Roads and Drainage Service Areas.

- 6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.**

The proposed rezone will not result in adverse impacts on the natural environment. Future use of the property as permitted by the PLI district and intended by the applicant will likely have a positive impact on the natural environment.

- 7. The rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

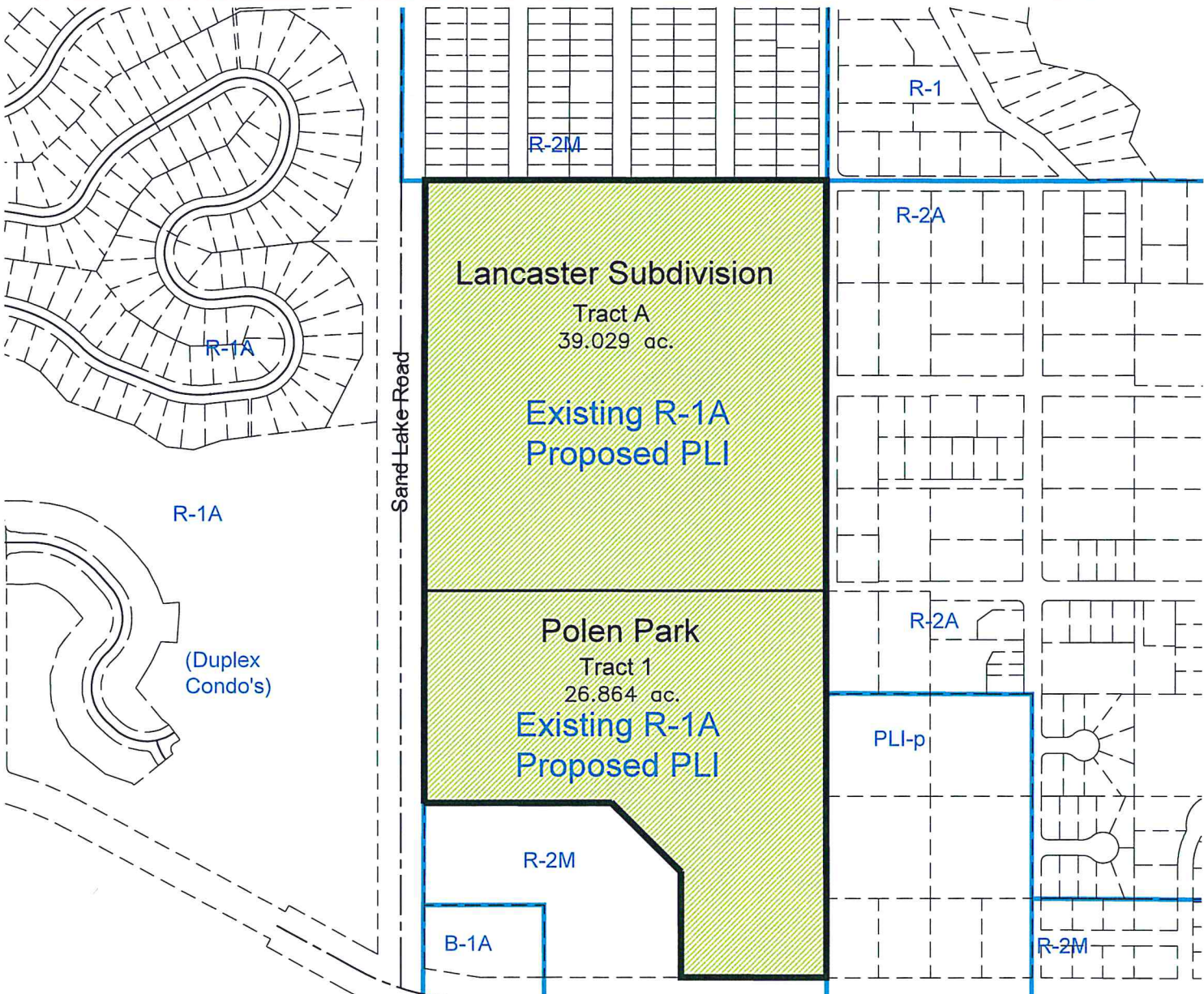
The proposed PLI district is not expected to result in any adverse impacts on adjacent land uses.

- 8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.**

The proposed rezone is consistent with the land use patterns around it, the *Anchorage 2040 Land Use Plan* and the *West Anchorage District Plan*.

- 9. The rezoning does not result in a split-zoned lot.**

The proposed rezone does not result in a split-zoned lot.



West Dimond Boulevard

R-1A



(Condo's)

# Zoning Map Sand Lake Fill Site

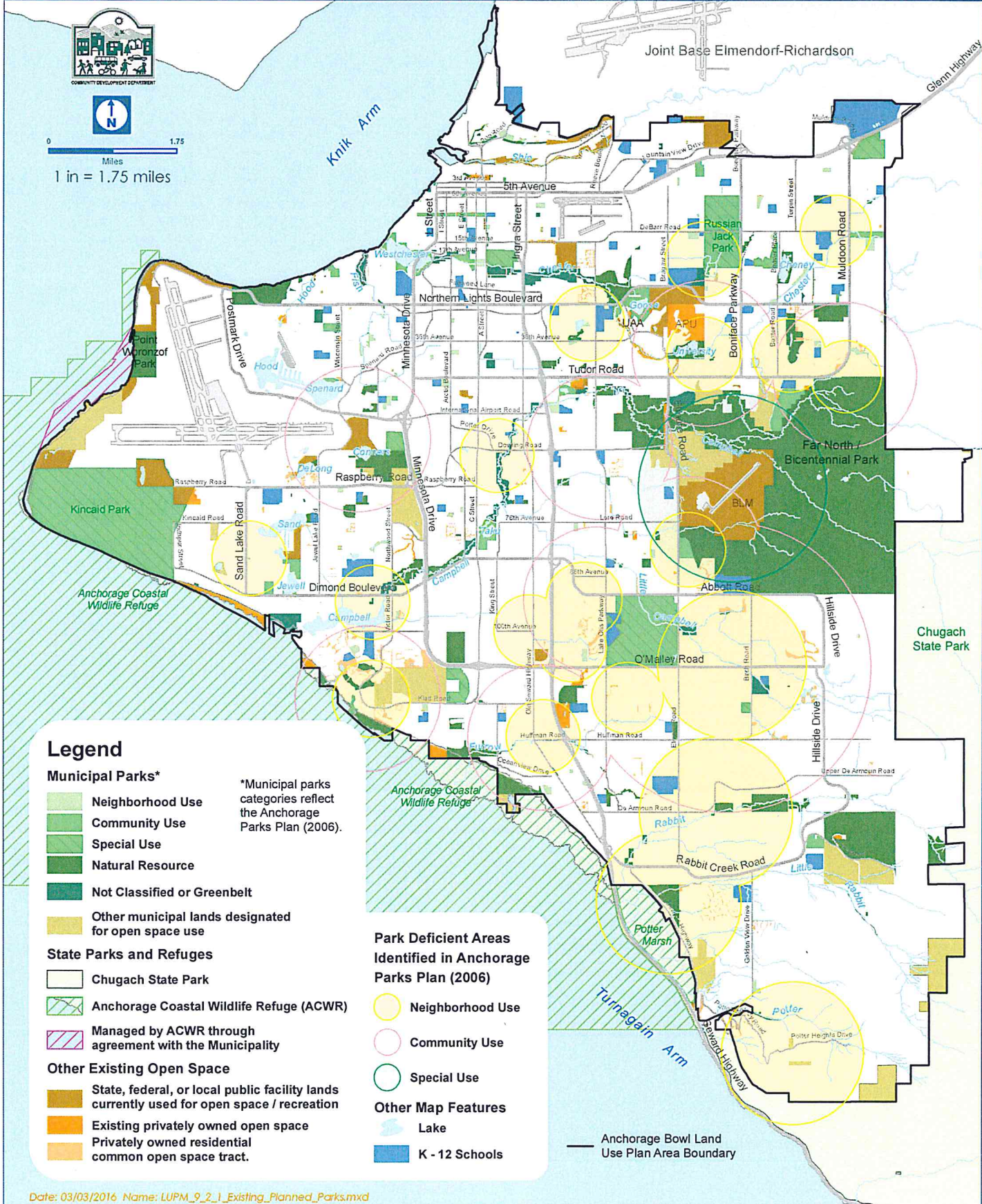


# CI-6. Parks and Open Space

## Planning Factors: Community Infrastructure



0 1.75  
Miles  
1 in = 1.75 miles



### Legend

#### Municipal Parks\*

- Neighborhood Use
- Community Use
- Special Use
- Natural Resource
- Not Classified or Greenbelt

\*Municipal parks categories reflect the Anchorage Parks Plan (2006).

#### Other municipal lands designated for open space use

- Chugach State Park

#### State Parks and Refuges

- Anchorage Coastal Wildlife Refuge (ACWR)
- Managed by ACWR through agreement with the Municipality

#### Other Existing Open Space

- State, federal, or local public facility lands currently used for open space / recreation
- Existing privately owned open space
- Privately owned residential common open space tract.

#### Park Deficient Areas Identified in Anchorage Parks Plan (2006)

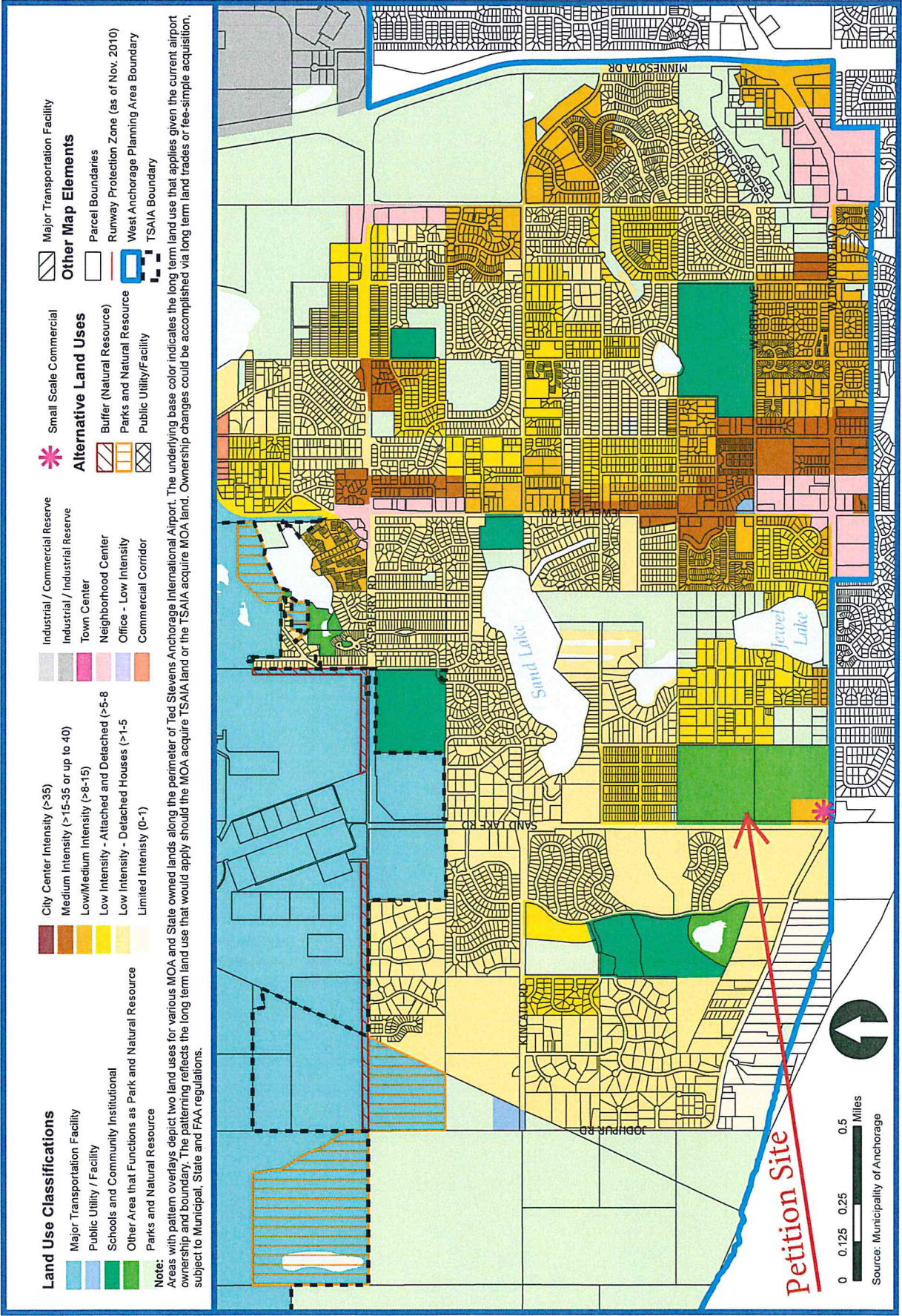
- Neighborhood Use
- Community Use
- Special Use

#### Other Map Features

- Lake
- K - 12 Schools

— Anchorage Bowl Land Use Plan Area Boundary







Land Surveying  
 Land Development Consultants  
 Subdivision Specialists  
 Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501    www.S4AK.com    907-306-8104

## Letter of Authorization

Anchorage Sand and Gravel Co., Inc., the owner of the property, by signing below is authorizing S4 Group, LLC to represent them before the Municipality of Anchorage in the request to rezone Polen Park Tract 1 and Lancaster Tract A, Tax IDs: 011-20-192, 011-16-242.

  
 Signature

9/8/2021  
 Date

Ryan Zins VP/GM ASAG  
 Name of Authorized Signer

**Supplemental Form: OWNERSHIP AND BENEFICIAL INTEREST DISCLOSURE**

**PETITIONER: CORPORATE OFFICERS OR PARTNERS**

Applicants for an entitlement that will be in possession and the responsibility of more than one individual, such as a co-owner, joint venture, partnerships, corporations, company, or other similar form of ownership, are required to disclose a full and complete list of the name and address of each principal. (use additional paper if necessary)

Name	Title or Office(if any)	Address
David C. Barney	Chair of the Board & CEO	1150 West Century Ave, Bismarck, ND 58503
Stephen Essoyan	Region President	655 W Clay Street, Stockton, CA 95206
Chris Taylor	President	1040 O'Malley Road, Anchorage, AK 99515
Ryan Zins	VP & GM	1040 O'Malley Road, Anchorage, AK 99515
Nancy Christenson	Treasurer and CFO	1150 West Century Ave, Bismarck, ND 58503
Jenna Maurer	Controller	1040 O'Malley Road, Anchorage, AK 99515
Karl Liepitz	Secretary	1150 West Century Ave, Bismarck, ND 58503

**PROPERTY OWNER: CORPORATE OFFICERS OR PARTNERS**

The petitioner of a property owned by more than one individual that will benefit from an entitlement is required to disclose a full and complete list of the name and address of each partner, officer, or co-owner. The other owner interest to be reported is co-owner, joint venture, partnership, corporation, company, or other similar form of ownership. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Anchorage Sand & Gravel Co., Inc. (AS&G)	Corporation	1040 O'Malley Road, Anchorage, AK 99515

**Attach this sheet to your application form**

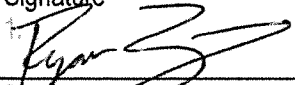

Accepted by:	Date	Application for	Case Number
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**Supplemental Form: *ADDITIONAL PETITIONERS***

**ADDITIONAL PETITIONERS:**

Applicants for an entitlement involving more than one property description and owned by more than one individual are required to provide the name, legal description of property owned, and signature of each petitioner. Persons signatory to this application supplement are deemed to be petitioners (use additional paper if necessary)

We, the undersigned, hereby apply for: zoning amendment from R-1A to PLI

Signature	Name (printed or typed)	Legal description of property owned within petition area
1. 	AS&G	LANCASTER TR A
2. 	AS&G	POLEN PARK TR 1
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

**Attach this sheet to your application form**

Accepted by:	Date	Application for	Case Number
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Polen Park & Lancaster Rezone  
Summary of Community Meeting  
October 11, 2021

MOA Planning Division Director  
4700 Elmore Road  
Anchorage, AK 99507

297 notices were mailed on 09/16, 0 returned, see attached for content of notices.

Date: 10/11/2021 @ 6:30 PM  
Duration: 3.5 hours  
Participants: 65-75, including 2 presenters  
Location: Zoom Meeting, see attached  
Subject: Proposed Polen Park & Lancaster Rezone

This community meeting was held by the Sand Lake Community Council on October 11, 2021. The meeting was originally to be held at the Sand Lake Elementary School, but was changed to a Zoom meeting by the council. 297 mailers were also sent out on 08/19 for the September 13, 2021 Sand Lake Community Council Meeting, but that meeting was cancelled by the council two days prior. The rezone presentation was present on the Agenda as item number 12. The presentation covered the details of the proposed rezone and the timeline of the process. The following is a brief summary of the questions, comments, and requests made by the community.

Q: Who would the caretaker of the parcel be?

A: Anchorage Sand & Gravel will continue to own and maintain the property.

Q: Why not rezone to PR?

A: Some of the uses being considered are not allowed or are more difficult to be approved in a PR district. The planned use adheres more to the PLI district. The PLI district allows a greater scope of options for the planned park. Also the 2040 LUP designates the area as PLI.

Q: What assurances does the community have that a Correction Facility or Homeless Shelter will not be constructed on this site?

A: In the PLI district *Homeless and Transient Shelters* and *Correctional Institutions* are allowed with a Conditional Use Permit. To acquire a conditional use permit the application has to meet certain criteria. Of which, the proposed use must be consistent



with the comprehensive plan, compatible with the character of the surrounding area, and be compatible with uses allowed on adjacent properties. These uses would not meet any of these approval criteria.

Q: Why aren't houses being built on the site?

A: The site is filled with clean non-structural fill and is currently unsuitable for R-1A residential development.

Q: Why are you rezoning?

A: The site is unsuitable for R-1A residential development and the owner would like to turn it into a park with outdoor recreational facilities. R-1A zoning is not suitable for such a site.

Q: How are the owners going to make money off a park?

A: The plan is not to make a profit, but to cover maintenance costs of the site. This is intended to be done by leasing the potential sports field, farmer's market space, and other areas of the park.

Q: What incentives do the current or future owners have to maintain the park?

A: Many of the potential uses of the site will require conditional use permits. Conditional use permits have criteria that must be upheld in regards to the operation and maintenance of the permitted site.

Q: Why are you trying to rezone to PLI, when homeless shelters are allowed in PLI?

A: The proposed rezone to PLI allows the site to enjoy a variety of outdoor recreational activities. Homeless and Transient Shelters are not the intended use of this site, that use just happens to also be allowed with a conditional use permit under the same zoning district.

Overall, the community was very concerned about the other potential uses the site could be used for if changed to a PLI zoned district. Specifically, homeless shelters. Lots of concern was raised that the property would be rezoned and then sold to the Municipality to be used as a homeless shelter site or other public institution. There were a number of statements about the surrounding lots and tract. An offer to attend any additional meetings held by the council or related groups was extended to the SLCC president.



The following is a list of screen names, as they appeared on the Zoom participant list:

Abi Haring	Jason	Perlita Pasana
Amber Babcock	Jason Dolph	Pete
Ashley & Austin	Jeannie	Raebe
Beverly Churchill	Jennifer	Randy
Cathleen L	Jim McDonough	Robert Rubey
Chris Walker	Jim Munter	Ryan
Claire Lewis	Judy Fulp	Ryan Morman
Connie Yi	K Riley	Ryan Zins
Craig Bennett	Kate Sauve	Sandi Christianson
Dan Smith	Kathleen Redmond	Sara Rasmussen
Dave Donley	Kathy Johnson	Seth
David Nees	Kollette Schroeder	Shannon Nordenson
Deborah Fitts Rubey	Linda Swiss	Sharon Kaye Fisjer
Debra Koons	Liz Kubitz	Steve Hall
Denise	Maggie Wilkinson	Sue Freie
Diana Jordan	Mark Nusbaum	Teri Lindseth
Dianne	Matt Claman	Tim Johnson
Edward	Michael Tickle	Tony Walsh
Erika and Henry Minich	Michela	Wallace Sophie
Frank Rast	Nancy	Will
Geneva Luteria	Noria	Willow
Jamie Allard	Noria	

# Community Meeting Notification: Polen Park Rezone Action

Sand Lake Community Council Meeting  
Date & Location:

**SEPTEMBER 13 @ 6:30 PM**

To Be Decided

Please check the Sand Lake council page on [communitycouncils.org](http://communitycouncils.org) for meeting location details.

Please check the MOA community council website for possible meeting changes.

S4 Group, LLC will be presenting a rezone action to the Sand Lake community council at their regularly scheduled September meeting. The project site is proposed to be rezoned from R-1A (single-family residential) to PLI (Public Lands and Institutions).

Representatives of the proposed project will provide an overview of the rezone action, project schedule, and will be able to answer questions. If you are not able to make this meeting, you can still contact us with any questions or concerns regarding the project at: [craigb@s4ak.com](mailto:craigb@s4ak.com) or (907) 306-8104.

The project site of approximately 66 acres is located north east of the intersection of Sand Lake Road and West Dimond Blvd, described as Lancaster Subdivision Tract A and Polen Park Subdivision Tract 1.



«Name»  
«Street»  
«City», «State» «Zip»

# Community Meeting Notification: Polen Park Rezone Action

Sand Lake Community Council Meeting  
Date & Location:

**OCTOBER 11 @ 6:30 PM**

Sand Lake Elementary School Library  
7500 Jewel Lake Road  
Anchorage, AK 99502

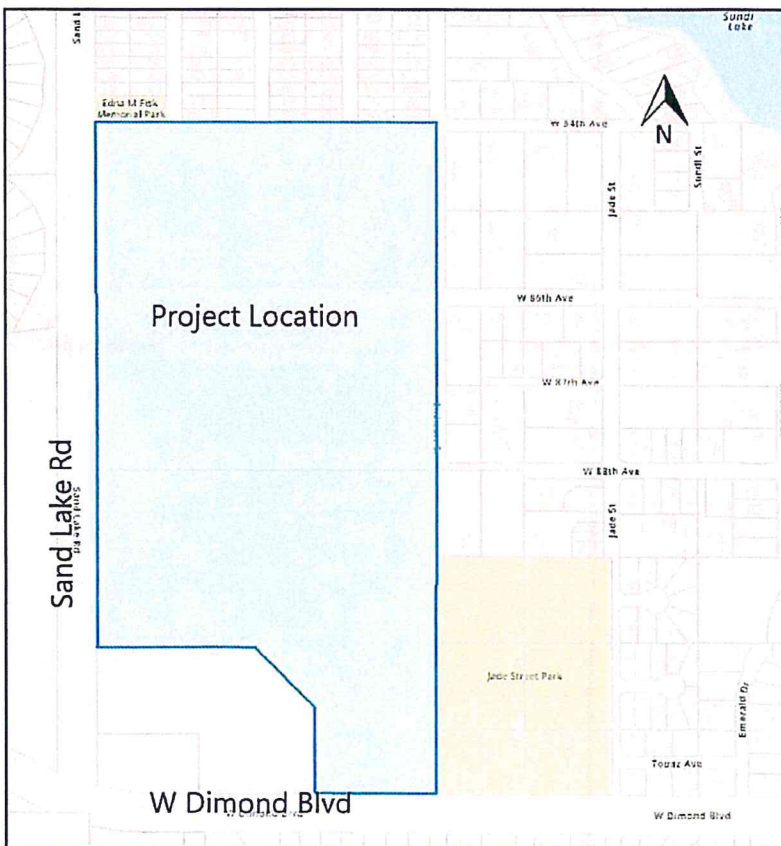
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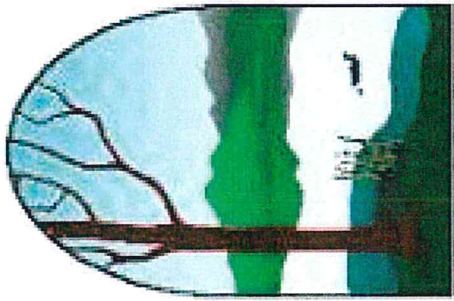
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The project site of approximately 66 acres is located north east of the intersection of Sand Lake Road and West Dimond Blvd, described as Lancaster Subdivision Tract A and Polen Park Subdivision Tract 1.

For more information go to: [s4ak.com/notice](http://s4ak.com/notice)



«Name»  
«Street»  
«City», «State» «Zip»



Sand Lake Community Council meets on the 2nd Monday of each month at 6:30 PM.

Meeting location: We will meet **in person** at Sand Lake Elementary School in the library, 7500 Jewel Lake Road, Anchorage, following ASD guidelines.

*Our next meeting is*

*Monday, October 11, 2021 at 6:30 PM*

CC Summary 06

[Click here](#) for the agenda

**SLCC October 2021 Meeting Agenda**

Monday, October 11, 2021 - 6:30 PM

Zoom Meeting: <https://us06web.zoom.us/j/81774576850>

Password: Not Required

1. Welcome – Parker Haymans
2. Approval of Agenda – Parker Haymans
3. Approval of Minutes from May 2021 Meeting (if prepared and submitted in time for meeting by SLCC Secretary or President) – Parker Haymans
4. Patriotism Moment – Parker Haymans
5. President’s Report – Parker Haymans
  - a. Federation of Community Council’s update
  - b. Sand Lake Community Patrol Update given by Jason Mellerstig
  - c. Sand Lake Watershed Studies February Report given by Jim Munter or Parker Haymans (Review draft is published to FCC SLCC webpage for public access; no comments have been submitted. Jim Munter will discuss options for how to present final draft)
  - d. Miscellaneous items from the Community which the President will address
  - e. Solicitation of feedback from Community: What events would you like to see occur?
6. Anchorage Fire Department Station 7 Introduction and Report – Senior Captain Jason Dolph or colleague
7. Municipality of Anchorage Assembly Report (10 min. max + Q&A time) – Assembly Members Perez-Verdia, Quinn-Davidson, or staff
8. Local Anchorage School Board Report (10 min. max including Q&A time) - ASD School Board Representative Dave Donley

9. Alaska State Legislative Report (7-10 min. max for each Member including Q&A time)  
– Senator Mia Costello, Representative Matt Claman, Representative Sara Rasmussen
10. Treasurer’s Report – Eugene Cho
11. Ted Stevens Anchorage International Airport Report (10 min. max + Q&A) – Teri Lindseth, Planning Manager (or colleague if unable to attend)
12. Polen Park Rezone Action (Change zoning for land at corner of W. Dimond Blvd. & Sand Lake Road from R-1A to PLI) – S4 Group or MOA staff
13. AWWU Project in Sand Lake Area (no details provided by PTS group which requested time slot) – PTS staff or AWWU staff
14. Campbell Creek Trail and Emerald Hills Park – Diana Rhodes or colleague, Anchorage Park Foundation
15. Conquer COVID Coalition Presentation – Hannah Palmer or colleague
16. Other Business – Welcome any points of information from the community
17. Upcoming 2021 Events
  - a. November 8<sup>th</sup> regular meeting
  - b. December 13<sup>th</sup> Regular Meeting
  - c. Open to ideas for Fall/Winter Events if there is community interest
18. Good of the Order

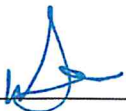


# AFFIDAVIT OF POSTING

CASE NUMBER: 2022-0002

I, Kate Sauve hereby certify that I have posted a **Notice** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Rezone. The notice was posted on 10/20/21 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 20 day of October, 2021.

  
\_\_\_\_\_  
Signature

## LEGAL DESCRIPTION

Tract or Lot: \_\_\_\_\_

Block: \_\_\_\_\_

Subdivision: Poken Park Tract 1  
Lancaster Tract A







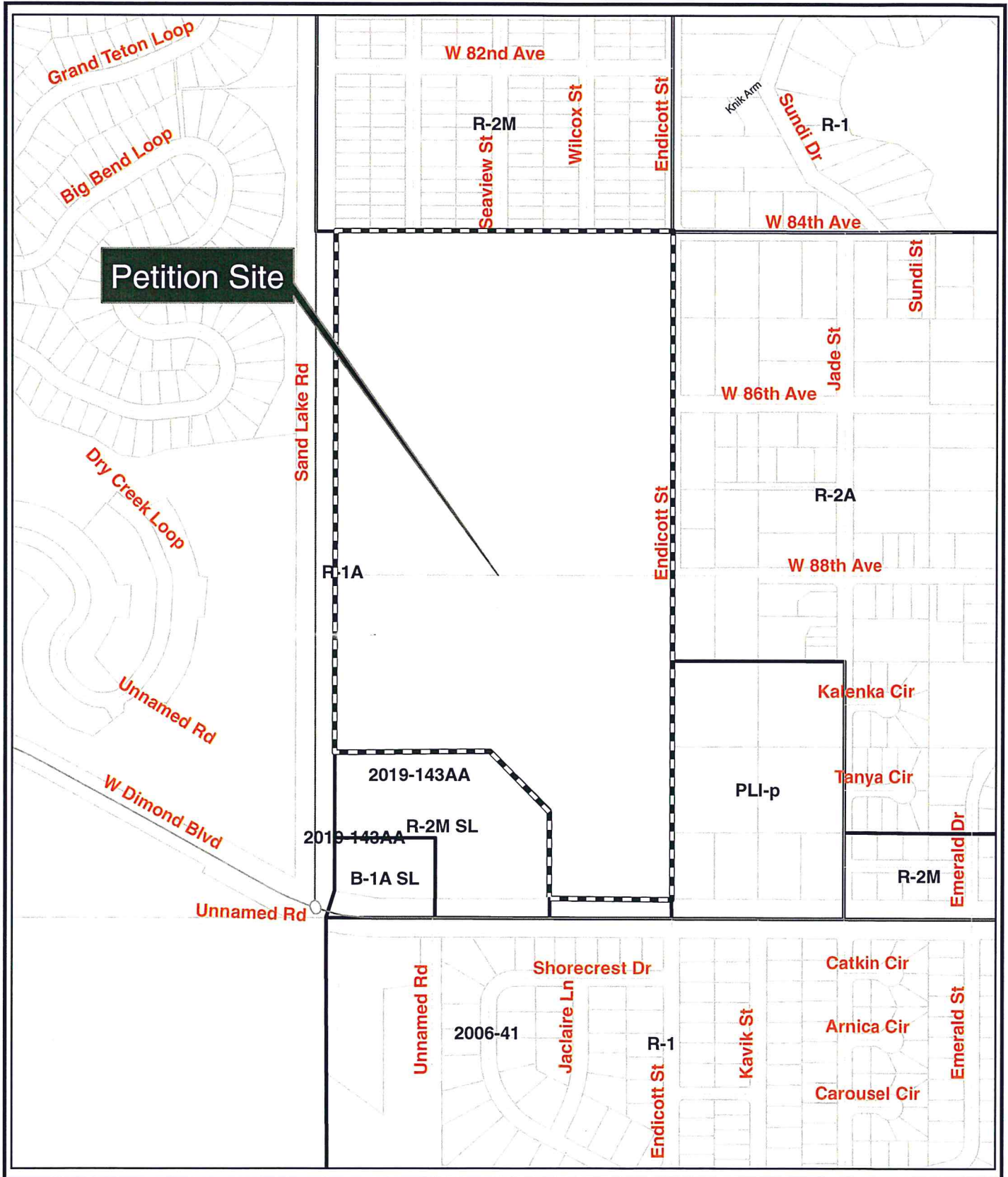








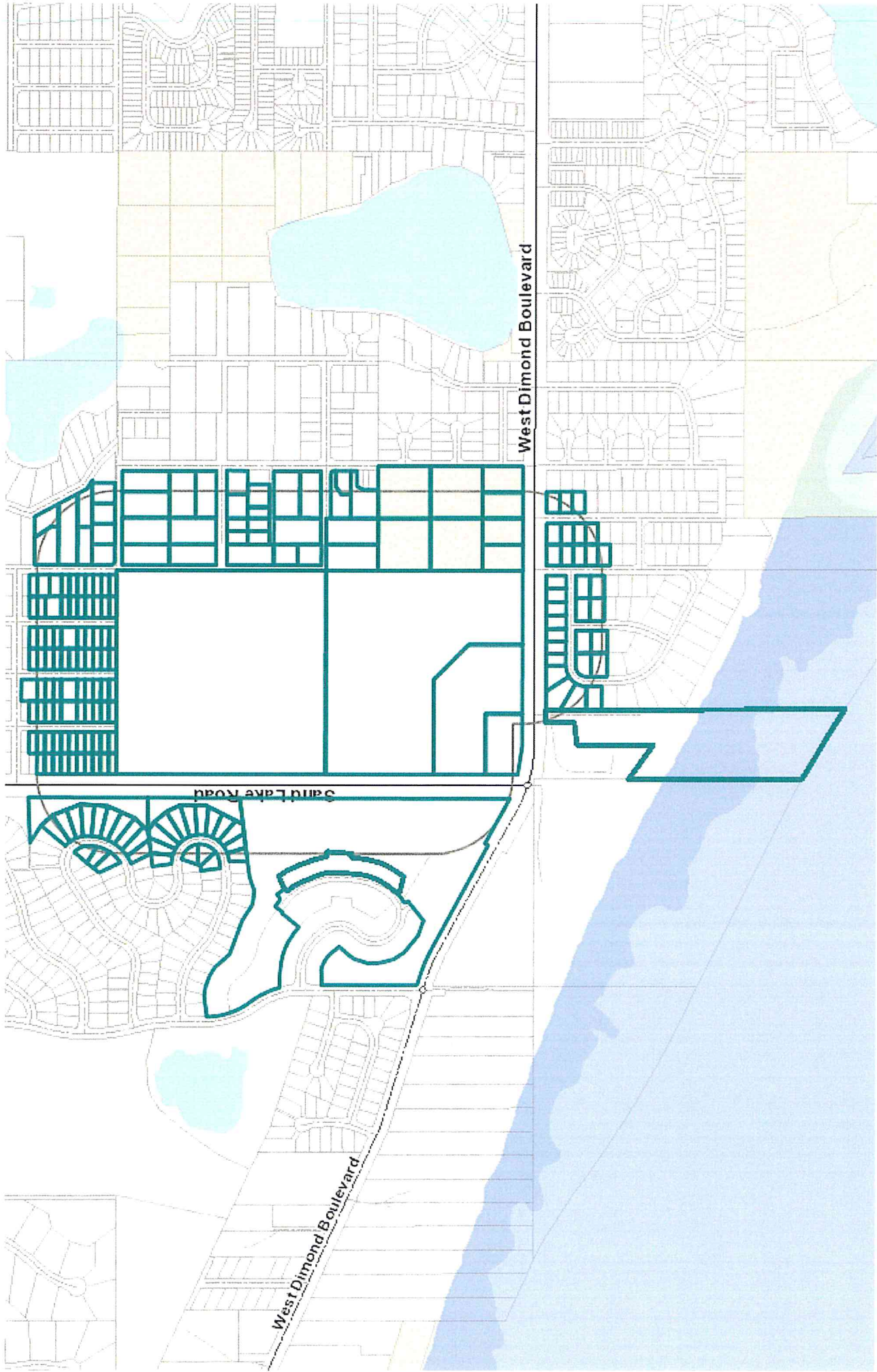
# 2022-0002



# 2022-0002



Anchorage



2022 - 0002 PKN map  
Distance = 500' (194 parcels)