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2022-018500-0

Recording Dist: 301 - Anchorage
5/16/2022 08:02 AM Pages: 1 of 4



NOTE

Send original recorded document to:

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

**THIS COVER SHEET HAS BEEN ADDED TO THIS
DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE
RECORDING DISTRICT DATA. THIS COVER SHEET
APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN
THE OFFICIAL PUBLIC RECORD.**

DO NOT DETACH

NOTICE OF ZONING ACTION

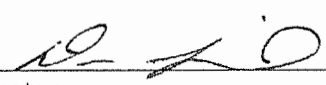
This notice announces that a variance to allow a snow disposal site to encroach into wetlands and discharge water to adjacent property has been duly approved by the Urban Design Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the variance approval as set forth in the Municipal zoning file 2022-0012. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved variance or any subsequent amendments hereto.

LEGAL: Township 12 North, Range 4 West, Section 1 NW4NW4 PTN, S.M., Anchorage Recording District, Anchorage, Alaska. Generally located west of Minnesota Drive, north of Raspberry Road, east of Northwood Drive right-of-way alignment and south of International Airport Road

PETITIONER: Municipality of Anchorage – Project Management and Engineering

REQUEST: Request for Design Variance from AMC 21.05.060E.8.b.i. to allow snow disposal site to be located less than 25 feet from class A wetland; and from AMC 21.05.060E.8.b.v. to allow relief from the requirement that on-site and off-site drainage network shall handle water runoff and snow melt without impacting adjacent properties.

ATTACHMENT: Copy of the Municipality of Anchorage, Urban Design Commission Resolution No. 2022-003

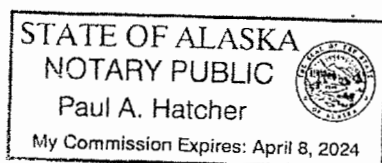


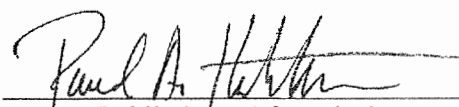
Director
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 13th day of MAY, 2022 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Dave Whitfield, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 13th day of MAY, 2022 in this certificate first above written.





Notary Public in and for Alaska
My Commission expires: 4-8-2024



**MUNICIPALITY OF ANCHORAGE
URBAN DESIGN COMMISSION
RESOLUTION NO. 2022-003**

A RESOLUTION APPROVING A VARIANCE FROM AMC 21.05.060E.8.b., TO ALLOW A SNOW DISPOSAL SITE TO ENCROACH INTO WETLANDS AND DISCHARGE WATER TO ADJACENT PROPERTY IN THE PLI SL (PUBLIC LANDS AND INSTITUTIONS DISTRICT WITH SPECIAL LIMITATIONS) FOR PTN, NW4NW, SEC. 1, R3W, T12N, S.M., IN ANCHORAGE.

(Case 2022-0012; Parcel Number 012-571-01)

WHEREAS, a request was received from the MOA Project Management and Engineering Division for a variance from AMC 21.05.060E.8.b. to allow a snow disposal site to encroach into wetlands and discharge water to adjacent property in the PLI SL (public lands and institutions district with special limitations) for PTN, NW4NW4, Sec. 1, R4W, T12N, S.M., in Anchorage, and

WHEREAS, 251 public hearing notices were published, posted, and mailed, and a public hearing was held April 13, 2022, and

NOW THEREFORE BE IT RESOLVED, by the Urban Design Commission that:

- A. The Commission makes the following findings of fact:
1. The approval criteria for a zoning variance are met, as required by AMC 21.03.240G., *Approval Criteria*.
 2. The granting of the variance is supported by *Anchorage 2040* Policies 5.5 and 6.2; *Anchorage 2020* Policies 5, 7, 30, 49, 67, 69, 71, 79, and 81; and the *West Anchorage District Plan*.
 3. The proposal results in benefits to the community that are equivalent to or better than compliance with the subject standard. The variance does not change the character of the PLI zoning district, where the property is located. There are no ADA accessibility concerns at this site. The variance does not adversely affect the health, safety, and welfare of the people of the Municipality. Signs are not an issue.
- B. The Commission approves the variance from AMC 21.05.060E.8.b., to allow a snow disposal site to encroach into wetlands and discharge water to adjacent property in the PLI SL district, subject to:
1. Prior to this variance becoming effective, a notice of zoning action shall be filed with the State of Alaska District Recorder's Office, including a map and a copy of the resolution of approval.

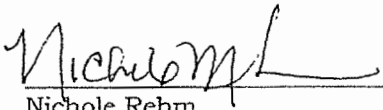


PASSED AND APPROVED by the Urban Design Commission on the 13th day of April 2022.

ADOPTED by the Urban Design Commission this 11th day of May 2022. This written decision/resolution of the Municipal Urban Design Commission is final, and any party may appeal it to the Board of Adjustment in accordance with AMC 21.03.050A.



Craig H. Lyon
Secretary



Nichole Rehm
Chair

(Case 2022-0012; Parcel Number 012-571-01)

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