

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2022-032**

A RESOLUTION APPROVING A CONDITIONAL USE FOR A SNOW DISPOSAL SITE, WITHIN A 32-ACRE PARCEL OF LAND, GENERALLY LOCATED SOUTH OF WEST INTERNATIONAL AIRPORT ROAD, WEST OF MINNESOTA DRIVE, NORTH OF RASPBERRY ROAD, AND EAST OF THE NORTHWOOD DRIVE RIGHT-OF-WAY ALIGNMENT, IN ANCHORAGE.

(Case 2022-0100; Tax I.D. Nos. 012-571-01)

WHEREAS, a request has been received from MOA Project Management and Engineering, petitioner, and HDR, Inc., representative, for a conditional use for a snow disposal site, within a 32-acre parcel of land, generally located south of West International Airport Road, west of Minnesota Drive, north of Raspberry Road, and east of the Northwood Drive right-of-way alignment, in Anchorage, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on September 12, 2022.

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

A. The Commission makes the following findings of fact:

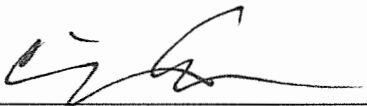
1. This conditional use for a snow disposal site in the PLI SL district complies with the nine approval criteria in AMC 21.03.080D. and use-specific standards in AMC 21.05.060E.8. The project is consistent with the *Anchorage 2040 Land Use Plan Map, Anchorage 2020*, and the *2012 West Anchorage District Plan*.
2. Public comments were primarily concerned with the hydrology of the site and of trails. However, the site plan adequately addresses those issues.
3. The Sand Lake Community Council adopted a resolution of support for the conditional use.
4. The project has received many previous approvals prior to this conditional use from the Urban Design Commission and the Assembly.
5. There will be significant adverse impacts from this use, but the work that the project team has done, and the studies that they conducted, were used to reduce the impact to the extent possible and to improve conditions in the bog. This is a special place for outdoor activity, and the park continues, despite the encroachment of development and the loss of open space.

B. The Commission APPROVES the conditional use for a snow disposal site, subject to the following conditions:

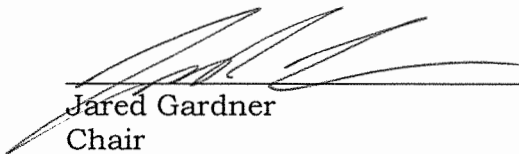
1. This approval is subject to the petitioner's application, narrative, and the plans on file at the Planning Department, except as modified by these conditions of approval.
2. A notice of zoning action and a final approved site plan shall be filed with the State Recorder's Office. Proof of such shall be submitted to the Planning Department.
3. Revise the site plan and landscape plan to show the trail surface recycled asphalt.
4. Revise the site plan and landscape plan to show a driveway to from the end of Northwood Drive to the AWWU large diameter pipe access for cleaning.
5. Provide to Planning, a dust control plan.
6. Provide to Planning, a litter management plan.
7. Site operations shall not exceed the noise emission standards as defined in AMC 15.70.080A., *Noise Control*.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 12th day of September, 2022.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 3rd day of October, 2022. 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.



Craig H. Lyon
Secretary



Jared Gardner
Chair

(Case 2022-0100; Tax I.D. Nos. 012-571-01)