

**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 conditional use for land reclamation has been duly approved by the Planning and Zoning 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 conditional use approval as set forth in the Municipal zoning file 2022-0099. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved conditional use or any subsequent amendments hereto.

LEGAL: Township 12 North, Range 4 West, Section 1 NW4NW4 PTN, Tracts 3A & 3B International East Subdivision (Plat 99-10); Tract B, Connor's Lake Subdivision (Plat 85-130), 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 West International Airport Road

PETITIONER: Municipality of Anchorage, Project Management and Engineering

REQUEST: Conditional Use for land reclamation.

ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2022-031

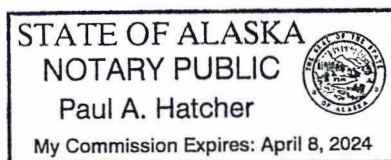


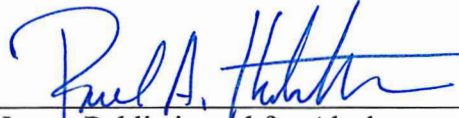
Director
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 22ND day of NOVEMBER 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 22ND day of NOVEMBER 2022 in this certificate first above written.





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



**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2022-031**

A RESOLUTION APPROVING A CONDITIONAL USE FOR LAND RECLAMATION, WITHIN FOUR PARCELS 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 2022-0099; Tax I.D. Nos. 012-571-01; 012-041-07; 010-531-03 and -04)

WHEREAS, a request has been received from MOA Project Management and Engineering, petitioner, and HDR, Inc., representative, for a conditional use for land reclamation, within four parcels 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 land reclamation in the PLI SL district complies with the nine approval criteria in AMC 21.03.080D. and the use-specific standards for land reclamation. The project is consistent with the *Anchorage 2040 Land Use Plan Map, Anchorage 2020*, and the *2012 West Anchorage District Plan*.
 2. The Sand Lake Community Council adopted a resolution of support for the conditional use.
 3. The project has received many other approvals prior to this conditional use.
 4. For two of the approval criteria, the Commission recognizes that there will be impacts from this temporary use and that those impacts have been mitigated to the maximum extent reasonable.
- B. The Commission APPROVES the conditional use for land reclamation, 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.

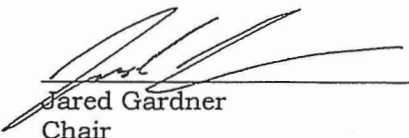


PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 12th day of September, 2022.

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 2022-0099; Tax I.D. Nos. 012-571-01; 012-041-07; 010-531-03 and -04)

fm

