

**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

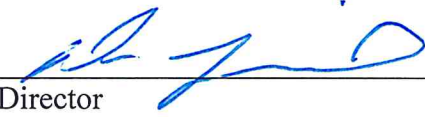
This notice announces that a conditional use for a snow disposal site has been duly approved by the Planning and Zoning Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the conditional use approval as set forth in the Municipal zoning file 2022-0100. 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, 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 a Snow Disposal Site (West Anchorage Snow Disposal Site)

ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2022-032

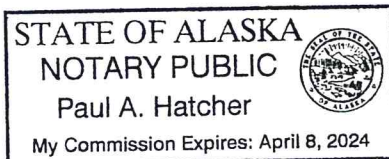


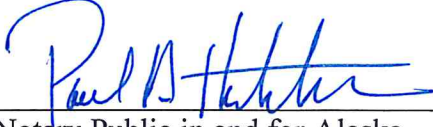
Director
Municipality of Anchorage
Planning Department

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. 2022-032**

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:

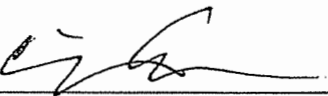
- A. The Commission makes the following findings of fact:
1. This conditional use for a snow disposal site in the PLI SL district complies with the nine approval criteria in AMC 21.03.080D. and use-specific standards in AMC 21.05.060E.8. The project is consistent with the *Anchorage 2040 Land Use Plan 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:



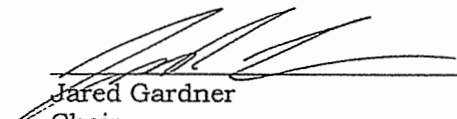
1. This approval is subject to the petitioner's application, narrative, and the plans on file at the Planning Department, except as modified by these conditions of approval.
2. A notice of zoning action and a final approved site plan shall be filed with the State Recorder's Office. Proof of such shall 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)

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