

**PLANNING DEPARTMENT
STAFF ANALYSIS
CONDITIONAL USE**

DATE: June 5, 2023

CASE NUMBER: 2023-0030

APPLICANT: Ryan Morman, Anchorage Sand and Gravel, Inc. (AS&G)

REPRESENTATIVE: Craig Bennett, S4 Group, LLC

REQUEST: Amendment to a Conditional Use Permit for Land Reclamation

LOCATION: Lancaster Subdivision Tract A (Plat 1980-59), and Polen Park Subdivision, Tracts 1, 2, and 3 (Plat 2019-41)

ZONING: PLI district (66 acres)
R-2M SL district (8 acres)
B-1A SL district (2 acres)

COMMUNITY COUNCIL: Sand Lake

SITE: ±76 acres

CURRENT LAND USE: Land reclamation and cell tower

UTILITIES: Public water and sewer

TOPOGRAPHY: Sloping downhill to the south

COMPREHENSIVE PLAN

Classification: “Other Open Space” (66 acres) and “Compact Mixed Residential-Low” (10 acres) in the 2017 *Anchorage 2040 Land Use Plan*

“Small-Scale Commercial” and “Other Area that Functions as Park and Natural Resource” in the 2014 *West Anchorage District Plan*

SURROUNDING AREA

| | NORTH | EAST | SOUTH | WEST |
|-----------|---|---|---|---------------------------|
| Zoning: | R-2M | R-2A; PLI-p | R-1 | R-1A |
| Land Use: | Single-family residential; Fisk Park | Single-family residential; Jade Park | Single-family residential; Multifamily residential | Single-family residential |

LAND RECLAMATION

AMC 21.05.060E.5., *Land Reclamation*, is defined as:

An operation engaged primarily in increasing land-use capability by changing the land's character or environment through fill or regrading. Land reclamation shall include only operations at a scale involving 5,000 cubic yards or more of fill material. Site preparation as part of the development of a subdivision under a subdivision agreement is not included.

REQUEST

The existing conditional use permit for land reclamation will expire on May 5, 2024, and there is 800,000 cubic yards of fill left to be deposited under the current approval. AS&G is requesting to amend the conditional use for land reclamation (PZC Case 2019-0138) to:

- Continue the fill operation for ten additional years to May 5, 2034;
- Increase the total amount of unclassified fill by 900,000 cubic yards; and
- Change the grading and drainage plan, to include a 68-foot-tall hill near the center of the site.

Upon completion of the conditional use permit for land reclamation, the PLI (public lands and institutions) district regulations will govern the future uses allowed on the property. The PLI district allows a wide variety of community-related uses by-right. This application includes a "Site Plan Layout" for a privately owned recreational sports park. The soccer fields, trails, pavilions, a sledding hill, a farmers' markets, and the associated parking lot that are shown on the "Site Plan Layout" are all permitted by-right in the PLI district.

The site has been a fill operation for unclassified fill for decades and the final use of this privately owned property has been shown as different versions of sports fields (active recreation) and open space (passive recreation). This application shows a new park plan with seven Olympic-sized soccer fields (including a stadium field), trails, pavilions, a 68-foot-tall sledding hill, a farmers' market, and parking lots. The total number of vehicle parking spaces shown is 414, and the application states that 137 of the parking spaces would be open year-round.

This application commits to a timeline of soccer field construction in exchange for the right to accept new unclassified fill (900,000 cubic yards). The "Milestones Detail" shows a timeline for soccer field construction. Fields 2, 3, and 4 will be playable for soccer by July 1, 2025. Fields 5 and 6 will be playable for soccer by July 1, 2029. Fields 1 and 7 will be playable for soccer by July 1, 2034. AS&G commits to this timeline and if the deadlines are not met, then they will not be permitted to accept fill, and fill operations will cease. This should be a condition of approval.

The application includes a "Parking Plan Layout" that shows unpaved temporary

parking in the area of soccer field 1 until 2033. Unpaved parking causes dust during hot weather and mud tracking during rainy weather. Also, the potential for a large unpaved parking lot, used by the public, to become disordered is high. The proposed unpaved temporary parking in the location of soccer field 1 needs to be resolved with the Traffic Engineering Department to prevent on-site and off-site problems from dust clouds, mud tracking onto public roads, and pedestrian safety issues from disorganized parking. This should be a condition of approval.

The unclassified fill throughout 66 acres of this site (Lancaster Subdivision, Tract A, and Polen Park Subdivision, Tract 1) is unsuitable for structures because the ground will sink during freezing and thawing and organic materials will decompose (e.g., tree stumps). The applicant provided a "Preliminary Geotechnical Engineering Assessment" of the proposed uses of the property, which was written by Northern Geotechnical Engineering, Inc./Terra Firma Testing. Page 2 of the preliminary geotechnical engineering assessment says:

3.4 Sport Fields. The northern sports fields will most likely settle differentially due to the difference in the fill thickness underneath the fields. We anticipate that the fields will settle toward the south. Keeping the fields flat is unlikely to be economically feasible. As such, we recommend anticipating needing to bring in fill periodically to maintain a level field. Cellular confinement systems are useful to mitigate differential movements over large areas.

The Parks and Recreation Department finds that unclassified fill sites like this one are not suitable for active recreation. The plan for this site to become soccer fields is a concerning issue because of the settling of the ground that will occur over time for many years. Unclassified fill sites make fine places for passive recreation, such as grassed open space, but not for sports fields.

The application was originally scheduled for the May 1, 2023, meeting of the Commission, but the applicant postponed the case to June 5, 2023, to make some revisions. The changes in the revised application include the Milestones Plan for the timing of soccer field construction. The revised application also adds two tracts of land at the southwest corner of the site (Polen Park Subdivision, Tracts 2 and 3). The structural fill being placed at the southwest corner of the site will not change from the previously approved conditional use, except that the time will be extended to 2034.

PUBLIC COMMENTS

Four hundred seventy-nine public hearing notices were mailed on April 5, 2023, and on April 26, 2023. There were numerous written comments received from the public and all of them are attached.

The Sand Lake Community Council provided a resolution opposing the application. The applicant provided letters of support from Shane Calvert, Executive Director of Cook Inlet Soccer Club, and Bill Popp, President and CEO of the Anchorage Economic Development Corporation.

DEPARTMENTAL COMMENTS

State or Municipal reviewing agencies do not object to this application. The Building Safety Division provided comments stating that a Fill and Grade Permit will be required.

The MOA Traffic Engineering Department requests conditions of approval to resolve the number of accessible parking spaces (AMC 21.07.090J., *Accessible Parking Spaces*) and the paving standard for the proposed unpaved parking (AMC 21.07.090H.12., *Paving*). DOT&PF requests a condition of approval for new driveway permits. These should be conditions of approval.

PROPERTY HISTORY

This property has been a natural resource extraction site and a fill operation for many years. This site is one of five non-conforming natural resource extraction operations granted amortization permits by the Planning and Zoning Commission in 1978 (Resolutions 25-78 and 25-78A). A mining and restoration plan prepared by Bomhoff and Associates was approved for all five pits with extraction to cease on December 31, 1982, and restoration to be completed by December 31, 1983. Final restoration was to be seeding, fertilizing, and soil binding.

On March 15, 1983, the Commission approved the *Sand Lake Redevelopment Plan* as a basis for future land use development and infrastructure development of the area known as the Sand Lake Gravel Pits. (Resolution 16-83.)

On March 17, 1983, the Commission denied an amortization permit for a time extension and change in final restoration elevations for the AS&G Pit on the entirety of Lancaster Subdivision (north half of the current petition site). (Resolution 28-75E.)

On March 17, 1983, the Commission denied a time extension for an existing amortization permit to allow extraction of gravel in the Richard Evenson Pit located in the SW 1/4, SW 1/4, Section 10, T12N, R4W, SM, Alaska (south half of the current petition site). (Resolution 28-75B.)

On June 6, 1983, the Commission denied a final conditional use for a natural resource extraction for 40 acres of land at the SW 1/4, SW 1/4, Section 10, T12N, R4W, SM (south half of the current petition site). (Resolution 75-028E.)

On September 19, 1983, the Commission approved an amendment to the amortization permits for the AS&G pit and the Richard Evenson pit, containing 80 acres, to allow the dumping of peat, subject to 16 conditions of approval. (Resolution 28-75F.)

A 2.5-year time extension was granted on February 21, 1985 (Resolution 28-75G); a 2.5 year time extension and modification to allow the dumping of concrete was approved on May 11, 1987 (Resolution 28-75H); an extension of concrete dumping until September 15, 1990 was approved on October 24, 1988 (Resolution 28-75I); and a five-year time extension to continue filling in a natural resource extraction site was

approved September 24, 1990. (Resolution 75-28J)

On February 20, 1992, a complaint was filed with MOA Land Use Enforcement that the site was being used for snow disposal without an amended conditional use. On June 15, 1992, a request for a minor amendment to a conditional use to allow a snow disposal site on the S 1/4, S 1/4, Section 10, T12N, R4W, was withdrawn by the petitioner. The use of the site for snow disposal by the Municipality was discontinued in 1992.

On March 6, 1995, the Commission approved a five-year time extension for the restoration of the site (Case 1995-034, Resolution 1995-019). This decision was appealed, and the Assembly, sitting as the Board of Adjustment, denied the appeal and approved their findings supporting the Commission's decision on October 17, 1995 (AM 1031-95). On May 8, 2000, via Case 2000-068 (Resolution 2000-034), the Commission approved another five-year time extension for the restoration of the petition site to permit placement of peat, soil, and concrete in the northern 35 acres of the old gravel pit.

On December 5, 2005, the Commission approved a ten-year time extension, amended the grading plan, and amended the fill type for restoration of the site (Case 2005-128, Resolution 2005-073). The Commission also approved 1,369,626 million cubic yards of mixed fill to be deposited at the site (Case 2005-134, Resolution 2005-074).

On January 11, 2010, the Commission approved a seven-year abeyance and a ten-year time extension, expanded the fill site by 21.8 acres, and amended the restoration plan to reflect the expanded area. The abeyance was needed because fill operations at the Lucy Pit Fill Site were a greater community priority at the time. The 21.8-acre expansion of the Sand Lake Fill Site was needed because a different location was selected for a future Anchorage School District middle school.

On August 30, 2013, the MOA Community Development Department approved an emergency opening of the Sand Lake Fill Site because heavy rain had temporarily closed the Lucy Pit Fill Site.

On June 2, 2014, the Commission approved an amendment to the natural resource extraction conditional use to end the seven-year abeyance and amend the site plan.

In 2019, the Assembly approved AO 2019-142aa, which rezoned the southwest ten acres (Polen Park Subdivision, Tracts 2 and 3) from R-1A to B-1A SL (local and neighborhood business district) and R-2M SL (mixed residential district). The Assembly also approved AO 2019-143aa, which amended the *Anchorage 2040 Land Use Plan* to change the land use map classification of a portion of the property from "Open Space" to "Compact Mixed Residential Low".

On May 9, 2020, the Commission approved amendments to the conditional use for land reclamation for Lancaster Subdivision, Tract A, and Polen Park Subdivision, Tracts 1, 2, and 3 (Resolution 2020-010). This application added five acres at the southwest corner of the site and updated the grading and drainage plan to account for

the new property. This was the most recent approval granted by the Commission for the land reclamation conditional use.

In 2022, the Assembly rezoned the Lancaster Subdivision, Tract A and Polen Park Subdivision, Tract 1, approximately 66 acres, from R-1A (single-family residential, large lot) to PLI (public lands and institutions) with AO 2022-39.

FINDINGS

21.03.080 Conditional Uses Pre-Application Conference

A pre-application conference with Municipal and State reviewing agencies was held on December 14, 2022, in accordance with AMC 21.03.080C.2.

Community Meeting

The applicant held a community meeting on January 16, 2023, in accordance with AMC 21.03.080C.3.

AMC 21.03.080D. Conditional Uses - Approval Criteria. The planning and zoning commission may approve a conditional use application if, in the judgment of the commission, all of the following criteria have been met in all material matters:

- 1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations.**

The standard is met.

Anchorage 2040 designates most of the petition site as “Other Open Space.” The West Anchorage District Plan identifies most of the site as “Other Area that Functions as Park and Natural Resource”. The following goals and policies from the *Anchorage 2020* and *Anchorage 2040* are supported by this land reclamation project:

Anchorage 2020

Policy 7 *Avoid incompatible uses adjoining one another.*

The petition site is surrounded by West Dimond Boulevard, Sand Lake Road, a residential neighborhood, and Jade Street Park. The future use of Lancaster Subdivision, Tract A, and Polen Park Tract 1, which contain approximately 66 acres of land, is not suitable for habitable structures because of the unclassified fill placed over most of the site. The future use of the land as open space would be a community benefit.

Polen Park Subdivision, Tracts 2 and 3, contain ten acres at the

southwest corner of the petition site. This area is receiving structural (compacted) fill for development with multifamily housing and commercial businesses.

Land reclamation is an industrial use that temporarily causes off-site impacts on surrounding properties, especially for nearby residential neighborhoods and parks. The primary negative impacts are noise, dust, and truck traffic. This site should not become a permanent or perpetual land reclamation operation.

The temporary use of this site for land reclamation is necessary to transition to a more permanent use, such as open space. Note that this is privately owned land. The future park uses that are shown in the "Site Plan Layout" are compatible with the surrounding residential neighborhood and the public parks (Edna Fisk Memorial Park and Jade Street Park). Park uses do not require a conditional use permit because they are permitted-by-right in the PLI district.

This application does not include a conditional use for a "major entertainment facility". Therefore, the site cannot hold events that draw more than 500 people. A separate application with a public hearing with the Planning and Zoning Commission would be required before events with 501 people are allowed.

Policy 65 Promote and encourage the identification and conservation of open spaces, including access to greenbelts, Chugach State Park, Anchorage Coastal Wildlife Refuge, and Far North Bicentennial Park.

The end use of the property is proposed to be active (soccer) and passive (open space) recreation. The landscape plan shows seven Olympic sized soccer fields, parking, pedestrian trails, pavilions, a sledding hill, and a farmer's market. This site has the potential to be a very large privately-owned park.

Anchorage 2040

Policy 1.2 Employ land use and development strategies for the Anchorage Bowl to accommodate the forecast number of additional residents, households, and jobs through 2040.

Anchorage 2040 projects a long-term population growth trend and the demand for parks, housing, and commercial businesses will increase with population. This site should only allow land reclamation until it can transition to a more permanent use because this is not an industrial area.

Policy 4.1 Provide sufficient land to meet the diverse housing needs of Anchorage's citizens, where the integrity of the residential neighborhood area is protected from expanding commercial corridors or non-neighborhood employment activities.

This site plays a very important role for construction and development in the community. Without this site, unclassified fill would need to be trucked to other destinations outside of the Anchorage Bowl, which substantially increases costs and traffic for everyone. Housing construction, roads projects, and many public projects rely on this site to deposit unclassified fill.

The land reclamation at the southwest corner (Polen Park Subdivision, Tracts 2 and 3) will provide ten acres of new land that is developable for multifamily residential and commercial uses. The southwest corner is zoned R-2M SL and B-1A SL.

West Anchorage District Plan

- *Parks Objective #1: Provide indoor and outdoor active recreation opportunities for all ages.*

The *West Anchorage District Plan* states that the Sand Lake area is underserved by neighborhood parks, and the population density is increasing in the Sand Lake area with more housing development occurring on Westpark Drive.

This site is not publicly owned land, nor does the proposed development fall into the category neighborhood use park (e.g., “pocket park”). The soccer fields and size make this a community use park. However, the Plan calls for more parks to serve the growing population and the proposed use is for a public use park. Also, the proposed trails will connect to the neighborhood streets with Jade Street Park.

- *Parks Objective #4: Maintain, protect, and enhance municipal parks, greenbelts, and natural open spaces areas (including riparian and wildlife corridors) that support fish and wildlife habitats and wetland functions.*

This site is not publicly dedicated parkland nor is it owned by the Municipality. However, the Plan does identify the 66 acres in Lancaster Subdivision, Tract A, and Polen Park Subdivision, Tract 1, as “Other Area that Functions as Park and Natural Resource”. This is because the property contains unclassified fill which is not suitable for habitable structures, and previous conditional use approvals have shown passive recreational open space and active recreational sports fields. The park uses proposed on the landscape plan add to publicly owned parkland to the north (Edna Fisk Memorial Park) and east (Jade Street Park). The Site Plan Layout in this application shows a pedestrian pathway connection from the residential

neighborhood to Jade Street Park.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04.

The standard is met.

The proposed amendment to the existing conditional use for land reclamation does not conflict with the intent of the zoning districts, nor the district-specific standards. The site has three different zoning districts, which are PLI, R-2M SL, and B-1A SL. The special limitations for the R-2M SL and B-1A SL districts are:

- a. Obtain major site plan review approval for Tracts 2 and 3, unless a higher level of review is required. The site plan for Tract 3 shall demonstrate the design intent of “Small-Scale Commercial” in the *West Anchorage District Plan*.
- b. Fueling stations are prohibited.
- c. Parking lots in the B-1A district shall be located beside or behind businesses.

PLI District

Area - The PLI district contains 66 acres within two tracts of land, which are Lancaster Subdivision, Tract A, and Polen Park Subdivision, Tract 1.

PLI District Purpose - The PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities.

PLI District-Specific Standards - None

R-2M District

Area - The R-2M district contains eight acres within one tract of land, which is Polen Park Subdivision, Tract 2.

R-2M District Purpose - The R-2M district is intended primarily for residential areas that allow for a variety of single family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre. The R-2M district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The R-2M district is to be located in established or redeveloping residential neighborhoods or is to create a transition between single-family, two-family, and higher density multifamily and mixed-use areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

R-2M District-Specific Standards -

- Residential buildings shall contain no more than eight dwelling units.
- The maximum length of a building elevation that is two and a half stories or more in height at any point shall be 150 feet. Otherwise, the maximum length shall be 180 feet.

B-1A District

Area - The B-1A district contains two acres within one tract of land, which is Polen Park Subdivision, Tract 1.

B-1A District Purpose - The B-1A district is intended for small, compact commercial sites or areas within or surrounded by residential areas. The district is applied to encourage the provision of small-scale retail, office, and service uses compatible in scale and character with adjacent residential uses, and providing services to the surrounding neighborhood. B-1A centers are between one-half and two acres in size. Continuous retail frontages, largely uninterrupted by driveways and parking, are encouraged. Uses are to be limited in intensity to promote their local orientation, promote pedestrian access, reduce vehicle trips, and limit adverse impacts on the surrounding area. Upper story residential uses are also allowed.

B-1A District-Specific Standards -

- Drive-throughs are allowed only on those lots with frontage on and access to an arterial street.
- Outdoor storage is prohibited.
- Nonresidential development that does not have access from a street of collector class or greater on the Official Streets and Highways Plan shall not be open to the public between 10:00 p.m. and 7:00 a.m.
- Gross Floor Area Limitations:
 - The gross floor area of each allowed non-residential use is limited to 5,000 square feet per use, without any review beyond that required by table 21.05-1.
 - Gross floor area of allowed non-residential uses between 5,001 and 10,000 square feet may be requested through a major site plan review.
 - The maximum gross floor area of grocery or food stores is 20,000 square feet without any review beyond that required by table 21.05-1, provided that the overall site has a floor area ratio of at least 0.35.

3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05.

The standard is met.

See the next section of this report for an analysis of the use-specific standards for

land reclamation.

4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts.

The standard is met.

The site is adequate for land reclamation in terms of size, dimensions, shape, location, and topography. The current conditional use for land reclamation is set to expire on May 5, 2024, and there is still 800,000 cubic yards of fill needed to complete the approved grading and drainage plan.

The petition site has four tracts of land containing 76 acres. The property is a fill site and is devoid of any landscaping. There is a cell tower in the northwest corner of the site. The property is relatively flat for several hundred feet and then slopes downhill to the south. The fill operation has steadily worked from the north side to the south side and the remaining area to be filled is on the south side. This amendment proposes to extend the fill operation for ten years to 2034 and to add 900,000 cubic yards of new fill. The revised grading and drainage plan shows a 68-foot-tall hill near the center of the site. The shadow analysis included in the application shows that the hill will not shade surrounding residential properties at 8:00 a.m., noon, and 4:00 p.m. on the summer and winter solstices or the spring and fall equinoxes.

The grading and drainage plan shows that the top of the proposed sledding hill will have a height of 230 feet mean sea level (msl). The maximum allowed building height on the property is 300 feet per the Airport Height Ordinance. Therefore, the proposed hill is 70 feet lower than it is allowed to be.

The application includes a view angle detail which shows that the 68-foot-tall hill will not be visible from the northern perimeter of the site. This is because the hill will be centrally located on the site, and there will be an approximately 8-foot-tall earthen berm along the north side. The site plan and landscape plan show the earthen berm set back 45 feet from the north property boundary. Note that the PLI district allows 45-foot-tall buildings to be 25 feet from property lines abutting residential districts. Also, building height increases over 45 feet may be approved through a major site plan review or an institutional master plan. The toe of the hill is located over 900 feet from the north property boundary. The land naturally slopes downhill to the south, so views from the residential neighbors to the east vary depending on where they are located. Residential neighbors to the east near 84th Avenue have similar views as neighbors along the north property boundary. The homes on the southern end of Endicott Street are already lower than the existing elevation of the fill site. The homes across West Dimond Boulevard are significantly lower than the existing elevation of the site, and the same is true for the Westpark Neighborhood located west of Sand Lake Road.

The perimeter of the site is required to be landscaped with site perimeter landscaping per AMC Table 21-07-2: Minimum Site Perimeter Landscaping – By Abutting District or Street. The applicant’s landscape plan shows L1 Visual Enhancement landscaping planted along West Dimond Boulevard to the south and Sand Lake Road to the west.

L2 Buffer landscaping is shown on the landscape plan abutting the R-2M residential subdivision to the north, the Endicott Street right-of-way to the east, the R-2A zoned residential lot to the east, and the R-2M zoned Polen Park Subdivision, Tract 2 to the south. No landscaping is required adjacent to Jade Street Park, which is zoned PLI-p.

- 5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district.**

The standard is met.

This amendment does not limit, impair, or prevent the use of surrounding properties, but the land reclamation operation would continue for an additional ten years and add 900,000 of additional fill to the 800,000 cubic yards of fill that is still to be placed at the site under the existing approval. The application shows phasing for the establishment of soccer fields and a park. The timeline for playable soccer fields will determine whether the fill operation is allowed to continue per the Milestones Plan.

- 6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).**

The standard is met.

The hours of operation of the fill operation will remain the same, the frequency of truck trips is not expected to change. The hours of operation will continue to be 7:00 a.m. to 6:00 p.m., Monday through Saturday, with no work on Sundays and legal holidays. All on-site equipment is required to be muffled and use white noise motion alarms or motion detectors for backing up. The Health Department has approved the dust control plan to mitigate dust from the site.

The final use of the property for active and passive recreation is a permitted use in the PLI zoning district. Construction of soccer fields and parking areas still require building permitting.

- 7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible.**

The standard is met.

The site size and the operations plan are suitable for this land reclamation use. Significant adverse impacts on neighboring properties are mitigated to the extent possible. The site has been a conditional use for land reclamation for many years.

The changes to the final contours of the site are significant. The 8-foot-tall earthen berm on the north and northeast sides of the site and the 68-foot-tall hill near the center of the site will impact views to the south and to the west. The neighbors around this site are not guaranteed to have views across land that is owned by a different property owner. The homes bordering this site will no longer be able to see Cook Inlet and mountain ranges to the south. Other homes in the neighborhood may have reduced views from the street rights-of-ways (i.e. Seacliff Street, Seaview Street, Wilcox Street, and Endicott Street). They do not have views past their own property lines currently, so the street corridor is the only potential area of viewshed impacts.

- 8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes.**

The standard is met.

The existing roads continue to be adequate for this use. West Dimond Boulevard and Sand Lake Road are classified as “Minor Arterial II” streets in the *Official Streets and Highways Plan*. Both streets have separated multi-use pathways for pedestrians already installed. Minor Arterial II streets are intended to carry an average of 10,000 to 20,000 vehicle trips per day.

- 9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.**

The standard is met.

The site is located within the Anchorage Roads and Drainage Service Area, the Building Safety Service Area, the Police and Fire Service Areas, and the Parks and Recreation Service Areas.

AMC 21.05.060E.5., Conditional Use Standards for Land Reclamation

- a. Definition**
An operation engaged primarily in increasing land-use capability by changing the land’s character or environment through fill or regrading.

Land reclamation shall include only operations at a scale involving 5,000 cubic yards or more of fill material. Site preparation as part of the development of a subdivision under a subdivision agreement is not included.

b. Use-Specific Standards

- i. If the land reclamation operation will be completed within one year, the review and approval procedure shall be an administrative site plan review. If the operation will continue for more than one year, the review and approval procedure shall be the conditional use process. If an operation was approved under the administrative site plan review process but is not completed within one year, the operator must then apply for a conditional use permit.**

This application is not eligible for an administrative decision by the Planning Director because the land reclamation operation is planned to continue for 10 years, until 2034.

- ii. In addition to the submittal requirements in the user's guide, an applicant for a land reclamation use shall submit the following:**

(A) A site plan showing: Drainage, existing and proposed topographical contours (ten-foot intervals), water table information, and points of vehicular access to the site.

A preliminary stormwater management report is included with the application. The grading plan shows existing and proposed topographical contours in ten-foot intervals.

The water table information for this site is provided. It shows that there that the final grade of the site will be at least 40 feet above the water table, which reduces the potential for groundwater contamination.

The site plan shows points of vehicular access to the site.

(B) Erosion and sediment control plan.

A new stormwater pollution prevention plan will be required with these amendments.

(C) A description of the soil types encountered on the site.

The existing soils are primarily sand and gravel.

(D) A landscape plan for the period of land reclamation operations and for final restoration of the site.

The phasing plan shows the progression of the fill operation from north

to south. This amendment shows the future use of the property for seven soccer fields (including a stadium), trails, pavilions, a sledding hill, a farmers' market, and vehicle parking lots. These uses are permitted by right in the PLI district. The landscape plan shows the required site perimeter landscaping and parking lot interior landscaping.

The site plan and landscape plan designate an area for overflow parking and a potential farmer's market. Farmer's markets have no use-specific standards. They are typically found in parking lots. The overflow parking lot is proposed to be unpaved. This will be reviewed by the Municipal Traffic Engineer, in accordance with AMC 21.07.090H12.b., *Paving Exceptions and Alternatives*. Large parking lots like this one require interior parking lot landscaping (AMC 21.07.080E.2., *Parking Lot Landscaping Requirements*). This should be a condition of approval.

(E) A security plan to prevent casual trespass.

The driveways will be gated to prevent casual trespass.

(F) Proposed hours of operation.

There is no change to the hours of operation. The hours of operation will continue to be from 7:00 a.m. to 6:00 p.m., Monday through Saturday. No operations are permitted on Sundays and legal holidays.

(G) A description of land reclamation and processing operations proposed for the site.

This application changes the grading and drainage plan to accommodate the future use of the property for soccer fields (including a stadium), trails, pavilions, a farmers' market, and parking lots. The most significant change to the grading and drainage plan is the sledding hill near the center of the site. The grade is proposed to increase by 68 feet for the hill.

The ten acres of land at the southwest corner of the site will not change. It will continue to receive structural fill for the construction of future housing and commercial uses.

No processing of dirt for sale off-site is permitted, however, materials will be brought to the site to revegetate and build out the site plan and landscape plan.

(H) Projected traffic counts for each point of vehicular access to the site.

The estimated number of daily truck trips coming to and leaving this site is 250, which is the same as previously approved. There are three

permitted driveways onto Sand Lake Road, which is classified as a “Minor Arterial II” in the *Official Streets and Highways Plan*.

(I) An estimate of the quantity of materials to be imported to the site and timetable, with supporting calculations conforming to generally accepted engineering principals.

This amendment requests an additional 900,000 cubic yards of unclassified fill to be added to the 800,000 cubic yards remaining on the previous approval. The time extension request is for ten years, until 2034. The average fill rate is approximately 200,000 cubic yards per year. The increase is due to the revised grading and drainage plan, including a new 68-foot-tall hill near the center of the site.

(J) A statement of the types of materials that will be accepted at the site.

The site is approved to accept unclassified fill materials, including peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, and construction clean up.

The southwest ten acres of the site receives structural fill to create a development pad for future residential homes and commercial businesses.

(K) Such other materials as the director may require by regulation pursuant to AMC chapter 3.40.

No other materials are required.

- iii. The site plan and erosion and sediment control plan required in subsection ii. above shall be subject to review and approval for drainage, erosion and sedimentation control; for conformance with the 208 Areawide Water Quality Management Plan; and for compliance with generally accepted sound engineering principles.**

The preliminary stormwater management report is provided.

- iv. A building or land use permit is required for land reclamation.**

A Fill and Grade Permit is required as a result of the final use of the property as a park. The use of the land will be soccer fields and a stadium, trails, pavilions, a farmers’ market, a sledding hill, and parking lots. The majority of the site is unclassified fill, which warrants a slope stability analysis as a part of the permit. The Building Safety Division

has indicated that the permit will be referred to the Municipal Geotechnical Advisory Commission. AMC 21.105.103.1., *Building Code – Grading, Excavation, Fill, and Landscaping - Permits Required*, states:

....no grading shall be performed without first having obtained a permit from the building official. A grading permit issued under this chapter shall include isolated retaining walls, but does not include other structures, or any retaining walls connected to another structure. Separate permits shall be required for each individual site.

- v. **In addition to the conditional use standards of approval at 21.03.080D., the planning and zoning commission may approve a land reclamation use only if the commission finds that the use also meets the following standards:**

(A) Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner so as to make them dust free. Where access roads intersect arterials, suitable traffic controls shall be established.

Driveways to the petition site are from Sand Lake Road, which is a “Minor Arterial II” in the *Official Streets and Highways Plan*. No residential streets will be used for this land reclamation operation.

The site plan shows a wheel washing station located near the site exit to prevent tracking dirt onto Sand Lake Road. Also, there is a water truck on-site to control dust.

(B) The site will not accept materials that are hazardous or flammable.

Hazardous and flammable material is prohibited.

(C) The site will not accept junk as defined in chapter 21.14.

Junk is prohibited at this site.

(D) The site will not accept soils contaminated with petroleum products or byproducts.

Soils contaminated with petroleum products or byproducts are prohibited.

(E) The reclamation operations will not pose a hazard to the public health and safety.

This land reclamation site has been in operation for decades and does not pose a hazard to public health and safety.

(F) The reclamation operations will not generate noise, dust, surface water runoff, groundwater pollution, or traffic that will unduly impact surrounding land uses.

The land reclamation operation will remain the same, except the revised final grading and drainage plan shows the end uses, which are seven soccer fields (including a stadium field), trails, pavilions, a sledding hill, a farmers' market, and parking lots. The ten acres in the southwest corner will be unchanged.

(G) The restoration plan for the site ensures that, after reclamation operations cease, the site will be left in a safe, stable, and aesthetically acceptable condition.

An updated grading and drainage plan is provided. It shows the final elevations for all areas of the site, including the 68-foot-tall hill near the center of the site. The landscape plan shows the development of soccer fields, site perimeter landscaping, parking lot perimeter landscaping, etc.

(H) The proposed use meets such additional standards for land reclamation conditional uses as the director may establish by regulation pursuant to AMC chapter 3.40. vi. The planning and zoning commission may attach such conditions to the approval of a land reclamation conditional use as it finds are necessary to mitigate potential negative impacts on adjacent uses.

No special conditions are proposed for this amendment.

DEPARTMENT RECOMMENDATION

The Department recommends APPROVAL of the amendment to a conditional use for land reclamation, subject to the following conditions:

1. This approval is subject to the petitioner's application, narrative, and the following 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 within one year of approval. Proof of such shall be submitted to the Planning Department.
3. Acceptance of any fill shall cease, if soccer fields are not constructed and playable in the timeline that AS&G commits to in the "Milestones Detail."
4. Resolve driveway permits with DOT&PF.
5. Resolve the paving standard for vehicle parking lots with the MOA Traffic Engineering Department, as required by AMC 21.07.090H.12., *Paving*, and the

parking lot design as required by AMC 21.07.090, *Off-Street Parking and Loading*.

6. Resolve the number of required accessible parking spaces with the MOA Traffic Engineering Department as required by AMC 21.07.090J., *Accessible Parking Spaces*.
7. Revise the landscape plan to show parking lot interior landscaping, as required by AMC 21.07.080E.2., *Parking Lot Landscaping Requirements*, and AMC 21.07080F.3.a., *Protection of Landscaping*.
8. Provide screening details for the storage, as required by AMC 21.05.070D.12., *Intermodal Shipping Containers (Connex Units)*.
9. Resolve with Planning and Private Development, revised plans for the berm along the north and east sides of the site. Provide typical sections, including materials, dimensions, slopes, and planting details. The toe of the slope shall remain outside of the 45-foot-wide utility easement.
10. This conditional use approval is valid until May 1, 2034.
11. At the end of the land reclamation operation, a close out inspection of the property with representatives of Private Development and Planning shall be conducted to evaluate the final restoration and compliance with the reclamation plan.
12. The list of acceptable fill materials is as follows: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, or construction site clean-up.
13. Operational hours shall be limited to 7:00 a.m. to 6:00 p.m. on Monday through Saturday. No operations will be permitted on Sundays or legal holidays.
14. All on-site equipment shall be muffled and use white noise alarms or motion detectors for backing up.
15. Annually, an inspection report will identify the location and extent of the backfill as it relates to the fill being placed, and as it relates to the approved fill document. This report is to be submitted by December 31 of each year to the Planning Department for compliance with these conditions of approval.
16. The petitioner shall provide logbooks with dates, time and material dumped, to be available upon request of the Planning Department.
17. On-site personnel shall be formally trained in all aspects of the operation of the reclamation site.

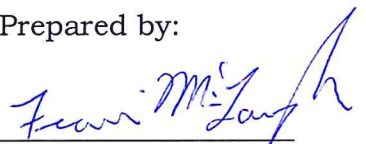
18. The telephone number of Anchorage Sand and Gravel shall be placed on the side of the on-site operations building. The sign shall be of sufficient size to be visible from the adjacent roadway and the view of the sign shall be unobstructed by equipment, machinery, vegetation, and the like.
19. On-site personnel shall have total authority to direct road clean-up and maintenance operations as needed. On-site personnel shall have the authority to call a sweeper, water truck and motor grader, as necessary, to respond to specific site conditions or complaints.

Reviewed by:



Craig H Lyon
Director

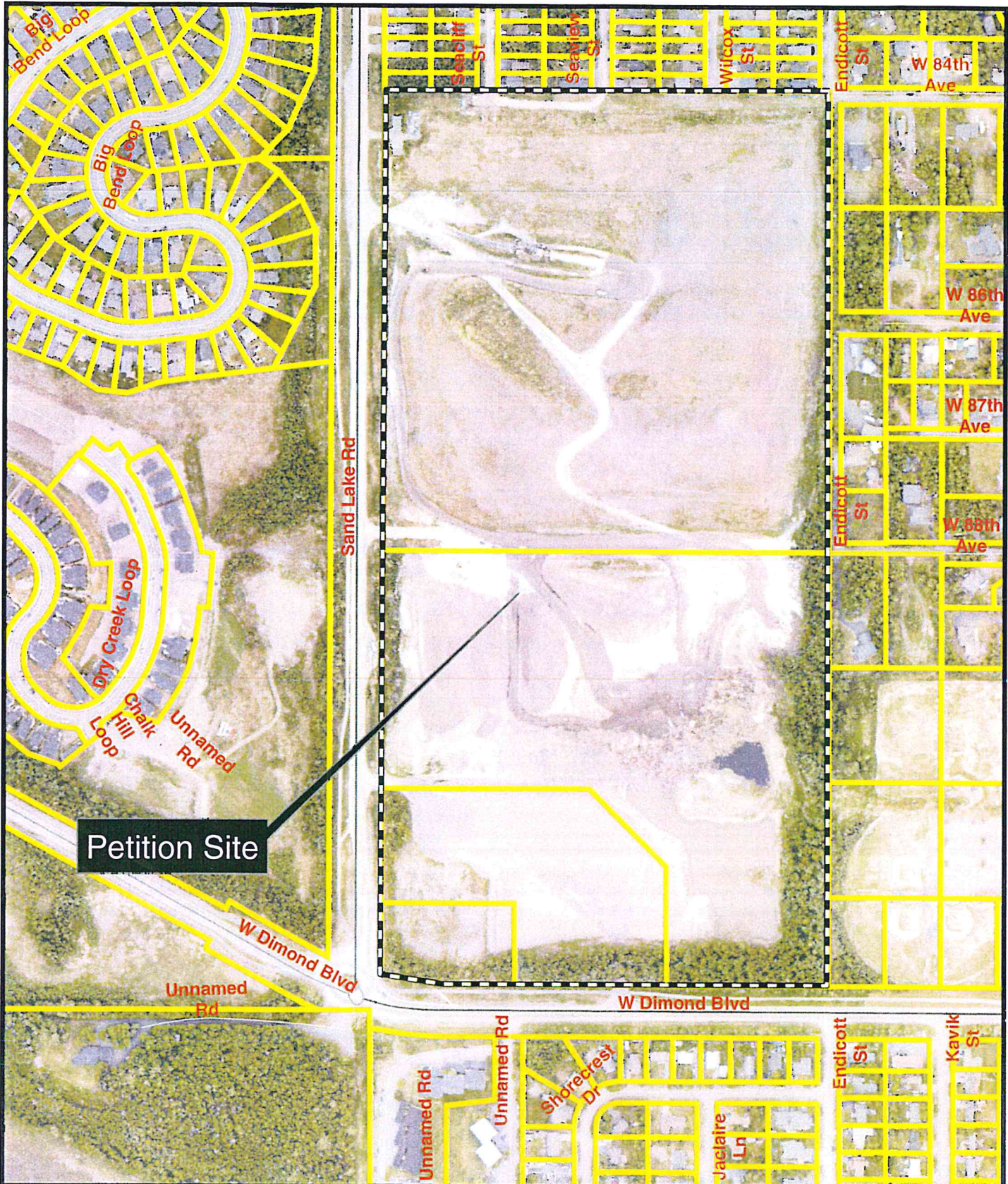
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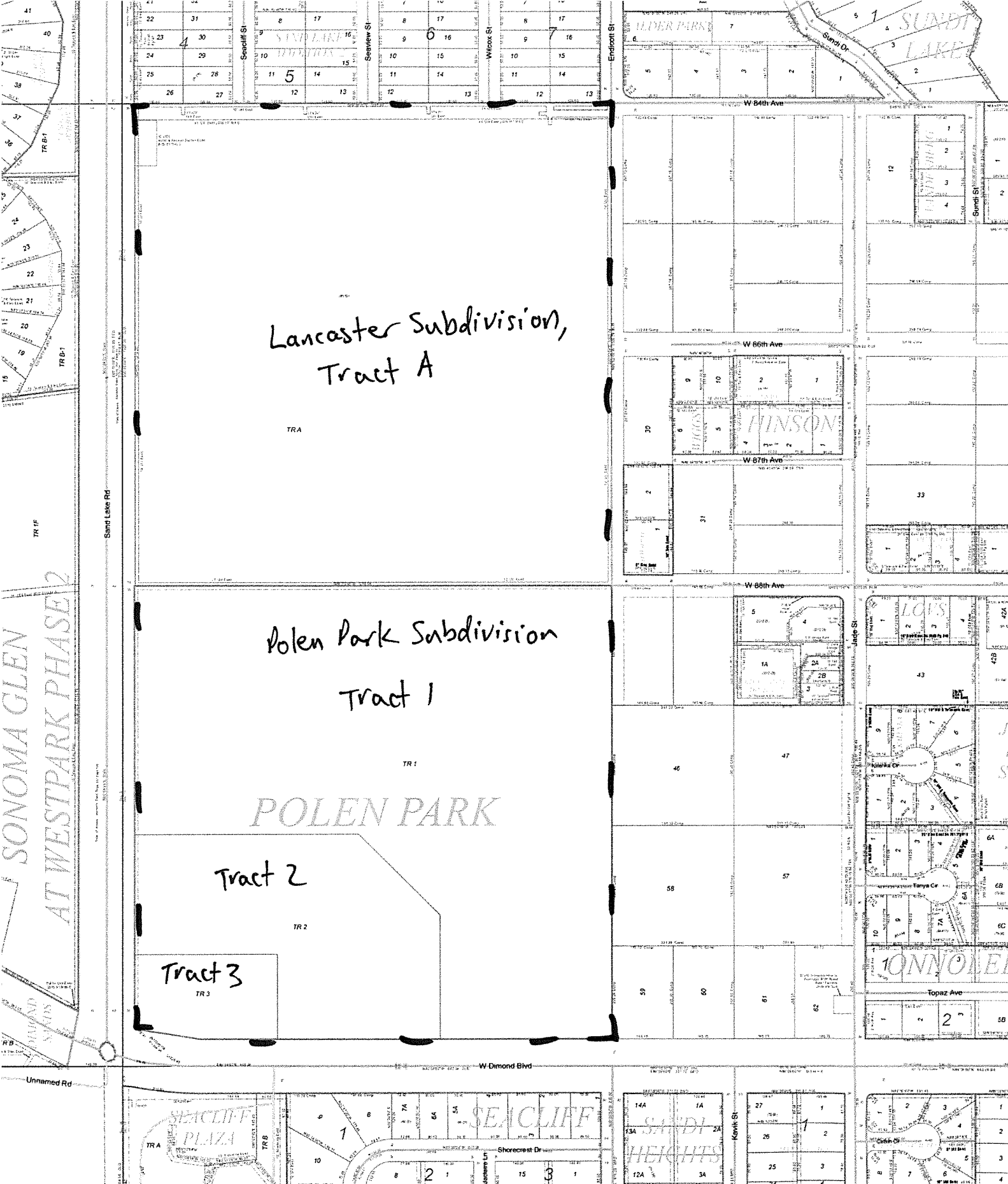
Francis McLaughlin
Senior Planner

(Case 2019-0138; Parcel ID Numbers 011-162-42 and 011-201-92, 93, and 94)

2023-0030 Revised



Petition Site



SONOMA GLEN AT WESTPARK PHASE 2

Lancaster Subdivision,
Tract A

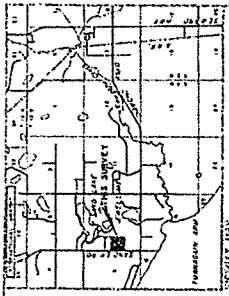
Polen Park Subdivision
Tract 1

POLEN PARK

Tract 2

Tract 3

Grid SW 2324



STATEMENT OF WORKMANSHIP & EXPLANATION
 THIS PLAN WAS PREPARED BY THE ENGINEER AND SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING AND SURVEYING ACT, 1954, AND THE REGULATIONS THEREUNDER. THE ENGINEER AND SURVEYOR HAS CONDUCTED A VISUAL SURVEY OF THE TRACT AND HAS FOUND THAT THE TRACT IS AS SHOWN ON THIS PLAN AND THAT THE TRACT IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES OR OTHER INTERESTS WHICH WOULD AFFECT THE TRACT OR THE RIGHTS OF THE OWNER THEREOF.

NOTATION: DIMENSIONAL OVERLAP
 DIMENSIONAL OVERLAP IS SHOWN ON THIS PLAN WHERE THE TRACT BOUNDARIES DO NOT EXACTLY MATCH THE BOUNDARIES OF THE ADJACENT TRACTS. THIS IS DUE TO THE FACT THAT THE TRACT BOUNDARIES WERE DETERMINED BY A VISUAL SURVEY AND THE ADJACENT TRACT BOUNDARIES WERE DETERMINED BY A METRIC SURVEY.

AGREEMENT OF RENOVATION
 THE BOUNDARIES OF THIS TRACT AS SHOWN ON THIS PLAN ARE THE RESULT OF A VISUAL SURVEY CONDUCTED BY THE ENGINEER AND SURVEYOR. THE BOUNDARIES OF THIS TRACT AS SHOWN ON THIS PLAN DO NOT EXACTLY MATCH THE BOUNDARIES OF THE ADJACENT TRACTS. THIS IS DUE TO THE FACT THAT THE TRACT BOUNDARIES WERE DETERMINED BY A VISUAL SURVEY AND THE ADJACENT TRACT BOUNDARIES WERE DETERMINED BY A METRIC SURVEY.

PLAN APPROVAL
 THIS PLAN WAS APPROVED BY THE ENGINEER AND SURVEYOR ON THIS DATE. THE ENGINEER AND SURVEYOR HAS CONDUCTED A VISUAL SURVEY OF THE TRACT AND HAS FOUND THAT THE TRACT IS AS SHOWN ON THIS PLAN AND THAT THE TRACT IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES OR OTHER INTERESTS WHICH WOULD AFFECT THE TRACT OR THE RIGHTS OF THE OWNER THEREOF.

CONTAINING THESE NOTES
 TRACT A, LANCASTER SUBDIVISION
 THE ENTIRE LANCASTER SUBDIVISION PLAT P-28
 LOCAL ACT, 1954, SEC. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

ENGINEERING & SURVEYING
 R. B. BISHOP, ENGINEER AND SURVEYOR
 LANCASTER, ALABAMA
 LICENSE NO. 12345

DOMHOFF & ASSOCIATES, INC.
 Engineering - Planning - Surveying
 1000 NORTH BRIDGES BLVD.
 ALABAMA



HISTORY OF DEVELOPMENT
 THIS TRACT WAS DEVELOPED BY THE ENGINEER AND SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING AND SURVEYING ACT, 1954, AND THE REGULATIONS THEREUNDER. THE TRACT WAS DEVELOPED AS A PART OF THE LANCASTER SUBDIVISION.

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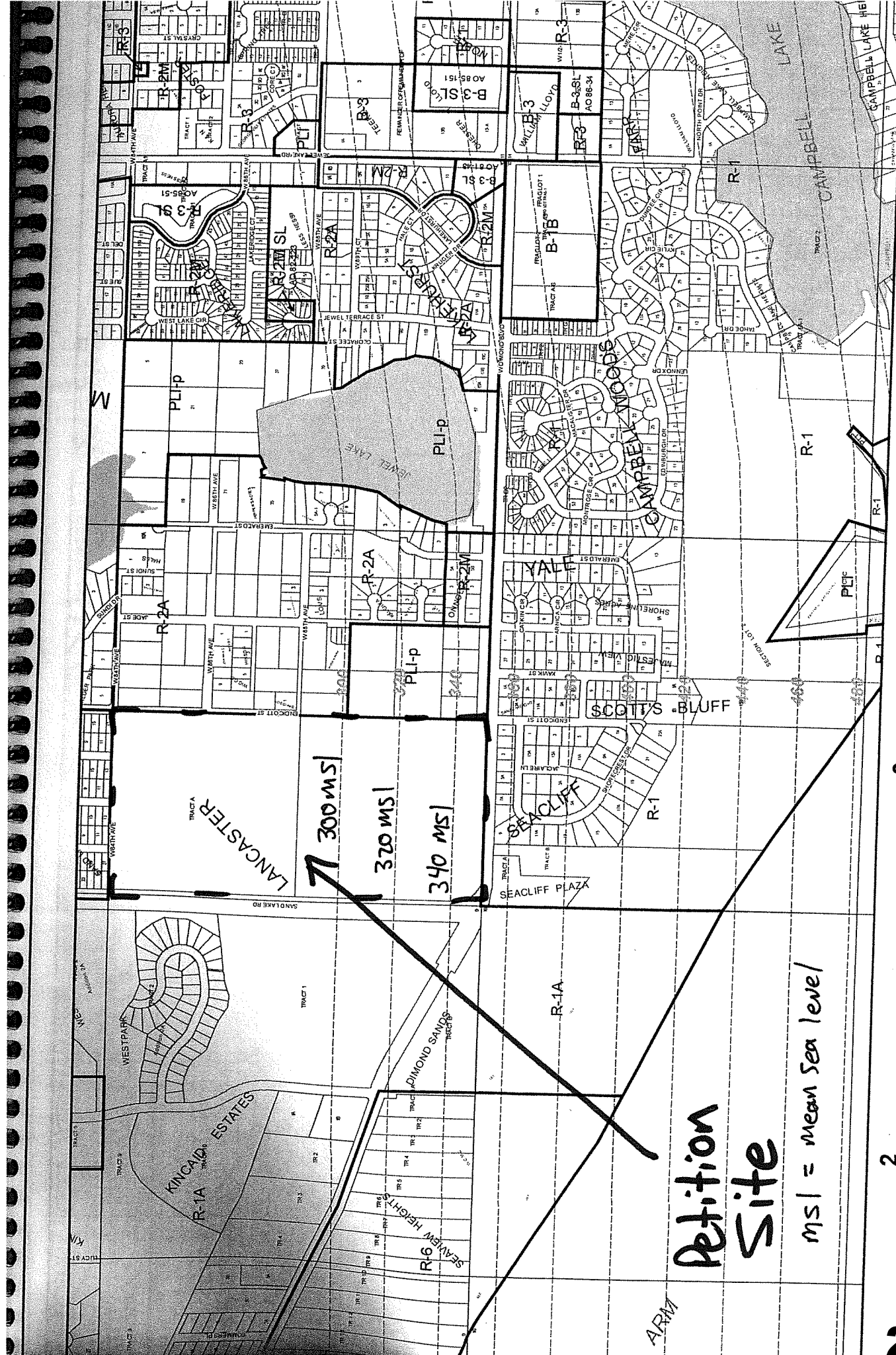
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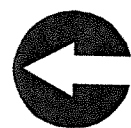
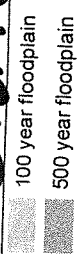
Petition Site

msl = mean sea level

27 2 3 4 5

Airport Height Ordinance

- Zoning Legend**
- PLI Public Lands and Institutions District
 - PLI-P Public Lands and Institutions District-Park
 - R-1 One-Family Residential District
 - R-1A One-Family Residential District (large lot)
 - R-2A Two-Family Residential District
 - B-1A Local and Neighborhood Business District
 - B-1B Community Business District
 - B-2A Central Business District Core
 - B-2B Central Business District Intermediate
 - B-2C Central Business District Periphery



— 100 — Airport Height Ordinance

Application

Application for Conditional Use

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 Rd, Anchorage, AK 99515 | | Mailing Address 124 E 7th Ave, Anchorage, AK 99501 | |
| Contact Phone – Day 907-348-6433 | | Contact Phone – Day 907-306-8104 | |
| Evening | | 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): 011-201-92, 011-201-93, 011-201-94, 011-162-42 | | |
| Site Street Address: 8501 Sand Lake Road | | |
| Current legal description: (use additional sheet if necessary) Polen Park Tracts 1, 2, & 3, Lancaster Tract A | | |
| Zoning: PLI, R-2M, B-1A | Acreage: 76 | Grid #: SW2324 |

| CONDITIONAL USE APPROVAL REQUESTED | |
|---|---|
| Use: Land Reclamation | |
| <input type="radio"/> New conditional use | <input checked="" type="radio"/> Amendment to approved conditional use Original Case #: 2005-134 |

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit 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 conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission for administrative reasons.

| | | |
|--|--|--------------------|
|  Signature | <input type="radio"/> Owner <input checked="" type="radio"/> Representative (Representatives must provide written proof of authorization) | 04/19/2023 Date |
|--|--|--------------------|

Craig Bennett
Print Name

| | | | | |
|--------------|---------------------|------|--------------|---------------|
| Accepted by: | Poster & Affidavit: | Fee: | Case Number: | Meeting Date: |
|--------------|---------------------|------|--------------|---------------|

COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation:
 Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:
 Transit-supportive Development Greenway-supported Development
 Traditional Neighborhood Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: None "C" "B" "A"
Avalanche Zone: None Blue Zone Red Zone
Floodplain: None 100 year 500 year
Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number: 2022-002
 Preliminary Plat Final Plat - Case Number(s): 2019-41
 Conditional Use - Case Number(s): 2019-0138, 2014-056, 2010-007
 Zoning variance - Case Number(s):
 Land Use Enforcement Action for
 Building or Land Use Permit for
 Wetland permit: Army Corps of Engineers Municipality of Anchorage

SUBMITTAL REQUIREMENTS

(One copy of applicable items is required for initial submittal; additional copies required after initial submittal)
1 copy required: Signed application (original) Ownership and beneficial interest form
 Watershed sign off form Underlying plat
 Special limitations from the underlying zoning, if applicable

16 copies required:

- Signed application (copies)
- Map of area surrounding petition site within 500 feet, including zoning and existing uses
- Map of existing conditions, to scale, including:
 - land uses structures utilities vegetation soils
 - natural features drainage topography site access pedestrian facilities
 - vehicle circulation and driveways easements and/or reservations
- Project narrative explaining:
 - the project planning objectives facility operations
 - an analysis of how the proposal meets the standards on page 3 of this application
 - construction and operation schedule final ownership
 - gross and net density (PUDs only)
- Site plan(s) to scale depicting, with dimensions:
 - building footprints parking areas vehicle circulation and driveways
 - pedestrian facilities lighting grading landscaping
 - loading facilities fences drainage required open space
 - snow storage area or alternative strategy trash receptacle location and screening detail
 - easements significant natural features freestanding sign location(s)
- Building plans to scale depicting, with dimensions:
 - floor plans building elevations exterior colors and textures
- Summary of community meeting(s)

(Additional information may be required.)

GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D.)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** of the approval criteria are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

SPECIFIC CONDITIONAL USE STANDARDS (AMC 21.05)

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards, the Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.05 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

AS&G Recreational Sports Park
Conditional Use Permit Application
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AS&G Recreational Sports Park
Conditional Use Permit Application Narrative
For Land Reclamation
April 2023

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Project Location

The proposed project is located at 8501 Sand Lake Road and contains approximately seventy six (76) acres. The project includes parcels 011-201-92, 011-201-93, 011-201-94, and 011-162-42, known legally as Polen Park Tracts 1, 2, & 3 (plat 2019-41) and Lancaster Tract A (plat 80-59), respectively. These parcels are commonly known as the Sand Lake Fill Site.

Request for Approval

With this Conditional Use Permit Application we are requesting approval for the (1) continued land use reclamation of all tracts and (2) amending the final grading, drainage, and restoration plans to conform to the proposed AS&G Recreational Sport Park site, for Lancaster Tract A and Polen Park Tract 1. We request that the approval be good for ten (10) years. This approval will allow the continued land reclamation of the site and transition of the site to its end use as a recreational sports park and community open space.

Polen Park Tracts 2 and 3 will remain unchanged from the existing approved site and grading plan under resolution No. 2020-010. The approved fill amount and type of fill will remain the same and are only seeking a time extension of 10 years for Polen Park Tracts 2 and 3. No other change is being proposed for those 10 Acres. As such, the subsequent application narrative will focus on Lancaster Tract A and Polen Park Tract 1, which will be referred to as the 66 Acres.

Zoning

In 2022, the project site underwent a rezoning process that was approved by the Assembly. The site was rezoned from R-1A (single-family residential) to PLI (public lands and institutions) for the specific purpose of conforming to the Anchorage 2040 Land Use Plan and for the eventual end use as a recreational sports park.

History

The petition site was a large natural resource extraction site that started in the 1940's and became a fill operation in 1983. Conditional Use permits were approved for cases #2005-134 & 2010-007. In 2014 the permit was amended to end a seven (7) year abeyance at the site, make minor changes to the site plan, and move equipment further south (case #2014-056, resolution #2014-029). In 2020 the permit was amended to update the legal description of the site, include the five acres at the southwest corner of the site which were previously left out of the reclamation area, and update the grading and drainage plan (case # 2019-0138, resolution # 2020-010). In 2022 the petition site was rezoned from R-1A district (single-family residential district, large lot) to PLI district (public lands and institutions) (case # 2022-0002, resolution #2022-001). The longstanding end use plan for the site has been sports fields, recreational uses, and community uses. This application for a conditional use permit is the next step in the process.

Summary of related planning case numbers: 2005-134, 2010-007, 2014-056, 2019-0138, 2022-0002

Project Description

The purpose of this conditional use application is to allow for the continued construction and fill of the petition site and the transition of the site to its end use as a recreational sports park. Final reclamation of the site will include grading the site to the approved contours of the end use, applying topsoil, seeding with grass, installing required landscaping along the perimeter of the site, and leaving the site in a safe, stable, and aesthetically pleasing condition for its intended end use.

Additional fill needs to be brought to the site to create the wind and noise break berms, sledding hill, and raised amphitheater seating for the championship sports field . This application proposes an increase in fill of 900,000

cubic yards from the previously approved grading plan for the 66 Acres. There is 800,000 cubic yards of fill remaining based on the approved CUP. Fill and grading will depend on the availability of fill from Anchorage Sand & Gravels' other activities. The historical average amount of imported material is 200,620 cubic yards per year. Roughly 7.3 million cubic yards have been deposited in the Sand Lake Reclamation Site since 1983. Adjusting for this final site plan, the remaining estimated fill quantity is 1.7 million cubic yards. At the average yearly fill rate of 200,000 cubic yards, Sand Lake Reclamation Site should be complete in another ten (10) years, which moves the estimated completion date to December 1st, 2033.

AS&G plans to transition the property to its end use from north to south, starting with the construction of the northern sports fields and parking lot. The wheel wash will eventually need to be eliminated upon completion of land reclamation activities and the transition to the site's end use. Gate entrances, exits, and security fencing will need to be moved as the site transitions, to accommodate the north to south build out and protect the active construction site from the end use areas. Site plan flexibility will be very important due to the size of the project, the multitude of uses being integrated together, and the type of aggregate being worked with on site.

The project is consistent with the following *Anchorage 2020* policies:

- **Policy 7 - Avoid incompatible uses adjoining one another.** The property has gone through many previous conditional use permits and a rezone and was determined to be compatible with the surrounding uses.
- **Policy 65 - Promote and encourage the identification and conservation of open spaces.** The proposed end use is open space, after the land reclamation activities are completed.

The project is consistent with the following *Anchorage 2040* goals:

- **Goal 5 Infrastructure Land Use.** Parks and natural areas serve as green infrastructure by absorbing storm water, maintaining water and air quality, managing flooding, wildlife habitat, and access to recreation and nature.
- **Policy 5.1 Implement recommended land use patterns and growth in context with existing infrastructure capacity and planned improvements, for utilities, streets, trails, public transit, parks, green infrastructure, and schools.** The *Anchorage 2040 Land Use Plan Map* designates the site as "Other Open Space" and the *West Anchorage District Plan* designates the site as "Other Area that Functions as Park and Natural Resource". The end use as a park will implement the recommended land use patterns for the site.
- **Goal 8 Open Space and Greenways.** Parks and green spaces are highly valued and supported amenities in the *Anchorage 2040 Plan* that enhance land values, public access, and support growth and liveability of neighborhoods and centers.
- **Policy 8.1 Ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being.** The proposed end use is as a recreational sports park, after the land reclamation activities are completed.
- **Policy 8.2 Provide new and improved trails, greenbelts, and other pedestrian facilities as alternative travel ways connecting open spaces, neighborhoods, and centers.** The multi-use trails running throughout the park and connecting to all abutting rights-of-way provide new and improved opportunities for pedestrian travel in the area.

The project is consistent with the following *West Anchorage District Plan* policies and objectives:

- "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)

The proposed project aligns with several policies and goals outlined in the Anchorage 2020 and Anchorage 2040 plans, as well as the West Anchorage District Plan. The project adheres to Policy 7 by ensuring compatible land use with surrounding areas, and Policy 65 by promoting open space conservation. The Anchorage 2040 goals of Infrastructure Land Use and Open Space and Greenways are also addressed through the project's end use as a recreational sports park and implementation of recommended land use patterns. The West Anchorage District Plan's policies and objectives, such as encouraging collaboration for recreation development and preserving open spaces, are also supported by the project. Additionally, the project addresses the need for close-to-home recreation areas in the Northwest and Southwest Parks Districts.

Economic Effect of Project

The Sand Lake Fill Site plays a crucial role in mitigating upwards of \$1.2 million in additional trucking costs for construction projects within the Sand Lake neighborhood alone. A Municipality of Anchorage project for Kincaid Elementary requires the excavation of approximately 30,000 cubic yards of unclassified fill to correct drainage issues. A private housing development requires the excavation of approximately 50,000 cubic yards of unclassified fill. The Sand Lake Fill Site is the last fill site in Anchorage that is able to accommodate unclassified fill. Without the site, these projects and others like them would be required to dispose of their material in North Eagle River or the Matanuska Valley. The longer hauls would also require more trucks per project to avoid idle equipment and labor. The additional trucks on the road and longer haul times will contribute to more traffic congestion on the Glenn Highway and Anchorage's downtown area, wear on roads, increased likelihood of debris on the Glenn Highway, additional labor needs at the Department of Transportation (DOT) scales, and a significant increase in each project's carbon footprint. These issues would further exacerbate the state-wide driver shortage and pose significant delays for project completion.

The Anchorage housing market will bear the brunt of the \$1.2 million trucking cost estimate, leading to higher property taxes for the Kincaid school project and increased construction expenses for the private housing development. This will exacerbate the issue of affordable housing in Anchorage, which was a key concern for all candidates in the recent Municipal election and is a recurring topic at every economic outlook forum.

The \$1.2 Million estimate in additional costs is associated only with trucking and is only referencing two projects within the Sand Lake area. This number grows exponentially when we consider all the other users of the Sand Lake Fill Site. Our customers include virtually all service departments of the Municipality, including but not limited to; Anchorage Wastewater Utility, Parks and Recreation, Chugach Electric, Alaska Department of Transportation, landscapers, general contractors, homeowners, etc. Without the availability of the Sand Lake Fill Site each of these customers will need to find another place to dispose of their unclassified fill. Clean fill sites also help divert inert materials from taking up valuable landfill space, and in-turn extend the life cycle of

the Anchorage landfill itself. Not having the Sand Lake Fill Site will lead to increased costs to everyone, additional road traffic and a dramatic increase in the number of illegal fill sites.

The construction of the AS&G Recreational Sports Park and increased fill volumes will help alleviate Anchorage's immediate need for an unclassified fill site and increase surrounding property values.

Randomly selected residential properties adjacent to four (4) parks (public & private) within the Municipality of Anchorage were analyzed for their assessed property and land values. The Municipality's historic tax roll records for the past seven (7) years showed that the overall property values increased significantly in all instances.

Examples:

1. Loretta French Park (public): surrounding properties experienced an ↑ increase in the total assessed value of 6%.
2. Jade Park (public): surrounding properties experienced an ↑ increase in the total estimated value of 4%.
3. Goldenview Park (private): surrounding properties saw an ↑ increase in the total estimated property value of 12%.
4. Lucy Pit Park (public): private property land values have ↑ risen 18%.

Community Council

This project is located in the Sand Lake Community Council district. AS&G representatives attended and presented the project at a community meeting held on January 12, 2023. AS&G representatives also attended the April 10, 2023 Sand Lake Community Council meeting, spoke with community members about the project, and answered questions.

Community Support

Included in this Application is a letter of support from the Cook Inlet Soccer Club which states that Cook Inlet Soccer Club intends to partner with AS&G in this endeavor and plans to use this new facility as their home for outdoor training and games for many years to come.

Property Ownership

The property is privately owned by Anchorage Sand and Gravel, an Alaskan corporation, and they are expected to retain ownership at the end of this conditional use permit.

Description of Land Reclamation Operations

Access

The site is currently accessed by two driveways by Sand Lake Road, approximately 900 feet from each other. As the site transitions the northern driveway will be recommissioned as a public entrance and will no longer be used for fill and construction activities. A new driveway, located between the existing driveways will serve as the new temporary entrance for fill activities. This driveway is to be permitted through a State of Alaska Department of Transportation and Public Facilities (DOT&PF) driveway permit.

Clearing and Grubbing

Most of the fill area has been cleared and grubbed due to prior natural resource extraction and continued land reclamation happening on site.

Stripping

The fill area has previously been stripped due to prior natural resource extraction activities on the site. No additional stripping is anticipated.

Grading and Drainage

The site will be graded per the grading plan provided by TRIAD Engineering, this grading plan proposes an increase in fill of 900,000 cubic yards more than the previously approved grading plan for the 66 Acres. The primary controls used for stormwater management will be vegetated swales and a constructed retention pond. See the Stormwater Management Report by TRIAD Engineering. Two monitoring wells exist on the site.

Fill Operations

AS&G will continue to follow the existing fill procedures for their current operations. Allowed materials will not change from the previously approved CUP. These allowed materials include: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing leftovers, or construction site clean-up.

Materials not accepted are to include asphalt, hazardous or contaminated materials, grass clippings, trash/garbage, building materials, lumber, pallets, and the like.

Equipment Maintenance

AS&G will continue to maintain a zero-leak policy on the site. All routine lubrication and fueling of equipment will be performed off-site.

Shipping

Fill materials will continue to be brought on the site with end dumps, semi-end dumps, side dumps, and end dumps with pup trailers. No material shall be delivered with belly dumps. During fill operation periods, there will be an average of 250 one-way project-related trips per day of operation for fill operations at the site.

Reclamation

The overall site will be graded per the approved grading plan. Once an area of the site is filled to the desired grade, it will be reclaimed. Reclamation will include seeding with an erosion control seed mix. As the site is reclaimed it will be constructed to reflect the approved final site plan for the site's end use as a recreational sports park.

Development Schedule

The site is currently operating under a land reclamation conditional use permit that is in effect until May 5, 2024 (Resolution 2020-010). The variability of available fill and the increased fill amounts required for the final site plan put the expected completion date to December 1st, 2033. We request that the approval be good for ten (10) years. If the amount of fill being brought onto the site is decreased from recent years, then the petitioner may require a time extension beyond the 10 years currently being requested. The time extension period recommended by the Planning Department continues to 5 year extensions, to be approved by the Planning and Zoning Commission through a non-public hearing review.

Construction and Operation Schedule

Hours of operation for construction and operation of the land reclamation activities on site will be Monday through Saturday from 7:00 am to 6:00 pm. No fill activities will be permitted on Sundays or holidays. Operations would continue to typically occur between early April and late October.

Final Site Plan

The final site plan includes seven (7) olympic size sports fields (360' x 225'), each of which can be divided into three (3) youth size sports fields. One of these fields is a championship field located closest to the parking lots near Sand Lake Road and partially encircled by tiered amphitheater seating. To the rear of the amphitheater seating the terrain starts to slope up a grassy hill, on top of which sits a pavilion. Three more pavilions are on the site; two down near the sports field and one on another grassy hillock to the southeast of the first. Multi-use trails meander around the park, past the sports fields, pavilions, and parking lots. The trail system also connects to each nearby dedicated right-of-way for a more interconnected neighborhood and trail system. Extensive parking is available on-site parallel to Sand Lake Road and access gates are provided at entrances and key points around the site that will be closed and secured after hours. Portable restrooms and hand washing stations will be brought onto site, as needed; will be centrally located and screened. See provided site plan and accompanying details for reference.

Project Phases

There are three main phases for the project. See the Phasing and Access Plan Detail for reference.

During Phase 1 the scale house, water tank, and anti-track out pads used for fill operations will be moved to new locations to allow for the construction of the first three sports fields and a temporary parking lot on the northern side of the site. A separation berm will be built to the south of the temporary parking lot and new sports fields to separate community recreational activities from fill and construction activities happening on the rest of the site. The northernmost driveway will be used to access the Phase 1 recreational area. The new driveway entrance and the southernmost driveway will be used for fill activities.

Phase 2 will include the continued fill operations and the construction of the permanent parkings lot and two additional sports fields.

Phase 3 will include the continued fill operations to the contours of the approved final site plan and the construction of the championship sports field, amphitheater seating, multi-use trails, pavilions, storage areas, and other items included on the final site plan. As the site transitions to being fully reclaimed and fill operations cease, the separation berm will be removed to allow full access to the completed site, the scale house, water tank, and anti-track-out pads will be removed, the temporary parking lot will be retired, and the final sports field will be completed.

Operation Schedule

Hours of operation for the completed end use as a recreational sports park will be Monday through Sunday from 7:00 am to 10:00 pm. The main gates used for access to the site will be closed and locked after hours of operation.

Parking

During Phase 1 and 2 a temporary parking area of 214 parking spaces will be available to support the first 5 sports fields that are built. The temporary parking area will be located over sports field #1. During Phase 3,

after the permanent parking lots are constructed and open for use, the temporary parking lot will be retired and repurposed as a sports field, per the site plan.

The site plan includes approximately 414 parking spaces for the public. 105 parking stalls are included in a year-round primary parking lot parallel to Sand Lake Road. Nine (9) of those stalls will be ADA compliant parking spaces, with two (2) being van accessible. 277 parking stalls are included in an overflow summer parking lot located east of the main parking lot. In the winter the overflow parking lot will be gated off from vehicle access. A small auxiliary parking lot, with 32 parking stalls, on the northwest corner of the site is included for storage and maintenance vehicle parking. All parking lot surfaces will be Reclaimed Asphalt Pavement (RAP) and lighting will be provided where required by MOA, when the parking area is constructed.

Additionally, the proposed parking can be supplemented with Jade Park's parking. Both parks can serve as overflow for each other.

Multi-Use Trails

Multi-use trails run throughout the park, they will connect to all of the parking areas and abutting rights-of-way for neighborhood pedestrian access. The soft-surface trails will be six (6) to eight (8) feet wide and constructed to recommended specifications from Northern Geotechnical Engineering (NGE).

Pavilions

Four pavilions are proposed on the final site plan for public use. Northern Geotechnical Engineering (NGE) recommends the use of a structural floating slab for the pavilions. Which can be re-leveled in the future, if needed, with foam.

Landscaping

L1 and L2 landscaping will be installed along the perimeter of the site, per the Landscape Plan. Vegetated berms will be placed strategically along the perimeter of the site to create windbreaks and to mitigate light and sound pollution from the park to the surrounding areas. High winds are common in the area and vegetated windbreaks can reduce wind speed for the site by approximately 60%, provide a barrier from sights, sounds, and smells, and are an aesthetically pleasing landscape element.

Preparation and Construction of Fields

An Alaska Licensed Surveyor will establish a detailed grading plan to ensure that the fields and the temporary parking area will be constructed at a 2% fall from crown to establish sheet draining and prevent "puddling" and "ponding" from occurring on any of the playing field surfaces or temporary parking area.

The subgrade of the areas above will then be shaped to grade by the blade (i.e., *Machine Control or Survey hubs will ensure proper grading and shaping are occurring per the grading plan*). The surface will then be recompacted using mechanical means to achieve non-increasing density via the control strip method.

Surface material (a sand topsoil blend) will then be placed at a sufficient depth to ensure that proper root bedding can occur after establishing seeding. The surface material will be shaped and graded similarly to the subgrade material, ensuring that the finish grade based on the grading plan is achieved. Once final grading has been completed, the surface will be proof rolled via mechanical means to cap the surface before seeding.

Once the finished surface grade has been achieved, seeding will commence. Grass seeds, deemed appropriate for Alaska, will be placed mechanically. The seed will then be watered via mechanical means and maintained until a mature root system sufficient for field play has been achieved.

All construction and seeding will occur utilizing construction practices set forth within ASTM F2393-11 "Construction of High-Performance Sand-Based Root Zones for Athletic Field."

Anchorage Sand and Gravel has and will continue to consult with local and national organizations with experience and expertise in building and maintaining playing fields through the construction and maintenance process.

Additional Considerations

Airport Height Restrictions: The proposed fill is well under the Airport Height Restrictions and is 1.5 miles from the restriction area as shown on the airport zoning map.

This proposed fill level is expected to have minimal impact on the view sheds of surrounding properties due to several factors. The required L2 landscaping will serve to effectively screen the park from neighboring properties. As the trees and shrubs mature and reach their full height, they will provide an effective barrier to views of the site. Additionally, earthen berms are proposed along the park's border to further enhance screening and provide an additional layer of protection. Other permitted uses in the PLI zoning district would be a four story building, 45 feet high, 25 feet from the property line. This would potentially have a much greater impact on views from the neighboring properties.

Shadow Study: A shadow study was conducted for the solstice and equinox days with the proposed grading and it was found that the surrounding properties would not be affected by shadow from the site. For the days and times shown in the study, no shadow will fall on surrounding property. See the Shadow Study detail for more information.

Project Milestones

Fields 1, 2, 3, and 4:

- 2023 - Construct fields 2, 3, and 4. Utilize field 1 of temporary parking.
- 2025, July 1st - Open fields 2, 3, and 4 for play¹.

Fields 5 and 6:

- 2027 / 2028 - Construct fields 5 and 6.
- 2029, July 1st - Open fields 5 and 6 for play.

Fields 1 and 7, and Parking

- 2030 - 2033 - Construct Fields 1 and 7, and parking areas
- 2034, July 1st - Open Fields 1 and 7 for play.

Conformance with the Approval Criteria for Conditional Uses (AMC 21.03.080.D)

- 1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations**

¹ Opening fields for play will depend on the grass root structure and overall playability of the turf field, which will be determined by the Cook Inlet Soccer Club. In addition, fields will not be put into play if there are any operational safety risks to any of the user groups.

The project is consistent with the following *Anchorage 2020* policies:

- **Policy 7 - Avoid incompatible uses adjoining one another.** The property has gone through many previous conditional use permits and a rezone and was determined to be compatible with the surrounding uses.
- **Policy 65 - Promote and encourage the identification and conservation of open spaces.** The proposed end use is open space, after the land reclamation activities are completed.

The project is consistent with the following *Anchorage 2040* goals:

- **Goal 5 Infrastructure Land Use.** Parks and natural areas serve as green infrastructure by absorbing storm water, maintaining water and air quality, managing flooding, wildlife habitat, and access to recreation and nature.
- **Policy 5.1 Implement recommended land use patterns and growth in context with existing infrastructure capacity and planned improvements, for utilities, streets, trails, public transit, parks, green infrastructure, and schools.** The *Anchorage 2040 Land Use Plan Map* designates the site as "Other Open Space" and the *West Anchorage District Plan* designates the site as "Other Area that Functions as Park and Natural Resource". The end use of as a park will implement the recommended land use patterns for the site.
- **Goal 8 Open Space and Greenways.** Parks and green spaces are highly valued and supported amenities in the *Anchorage 2040 Plan* that enhance land values, public access, and support growth and liveability of neighborhoods and centers.
- **Policy 8.1 Ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being.** The proposed end use is as a recreational sports park, after the land reclamation activities are completed.
- **Policy 8.2 Provide new and improved trails, greenbelts, and other pedestrian facilities as alternative travel ways connecting open spaces, neighborhoods, and centers.** The multi-use trails running throughout the park and connecting to all abutting rights-of-way provide new and improved opportunities for pedestrian travel in the area.

The project is consistent with the following *West Anchorage District Plan* policies and objectives:

- "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)

The proposed end use of this site as a recreational sports park, as well as its continued land reclamation use to implement the end use, is consistent with the comprehensive plan and all applicable provisions.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04.

The petition site is zoned PLI (public lands and institutions) which Title 21 states the purpose to be, "intended to include major public and quasi-public civic, administrative, and institutional use and activities."

The *Anchorage 2040 Land Use Plan Map* shows the site as "Other Open Space", which is described as follows:

"This designation applies to non-municipal public and private open spaces that function as part of the Anchorage Bowl's system of parks, open spaces, outdoor recreational facilities, and natural preservation areas. It includes state and federal lands currently used or designated by an adopted plan as park or natural resource use or that are environmentally unsuitable for development. It also includes private lands that - by easement, subdivision, permit conditions, agreement, commercial activity, or environmental constraints - will continue to function as open space. Many are private lands set aside as common open space tracts in residential development. Some open spaces in this designation are not intended to provide public recreation access.

Uses: Natural areas, passive use areas, indoor and outdoor recreation facilities, community playgrounds, community or interpretive gardens, outdoor commercial recreation, or agricultural nursery and horticultural uses."

The *West Anchorage District Plan* shows the site as "Other Area that Functions as Park and Natural Resource" and states the following:

"Intent: This designation applies to non-municipal lands, or other municipal non-park parcels that, by adopted plan, formal agreement, subdivision or easement, function as part of the community system of parks, outdoor recreational facilities or natural preservation areas (e.g., HLB mitigation parcels).

The proposed land reclamation does not change the existing uses approved under previous conditional uses. The proposed end use of this site as a recreational sports park is consistent with the PLI zoning district. No district-specific standards are set forth for the PLI zoning district.

3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05.

All use-specific standards are met and covered below.

4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts.

The site is adequate for the needs of the proposed use, as determined by the existing conditional use approvals. The site is adequately sized at 66 acres for the end use as a recreational sports park and community open space. The site will be contoured to the exact needs of the end use site plan and drainage plan.

5. **The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district.**

The conditional use for land reclamation will allow for the continued land reclamation of the property that has been in process since 1983 and prepare the land for its intended end use as a recreational sports park and community open space. The addition of this recreational sports park will result in a positive addition to the surrounding uses and a benefit to the general welfare of the city.

6. **The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).**

The proposed use is compatible with the adjacent properties. The continuing uses of the site have been approved and permitted under past and current conditional use permits and amendments. The existing approved hours of operation, traffic generation, lighting, noise, odor, dust, or other external impacts will not change for filling activities under this CUP.

The final site plan as a recreational sports park will be compatible with adjacent properties, by providing a community open space and recreational area. Hours of operation and traffic will be consistent with other public parks, lighting and noise from the site will be mitigated by berms and landscaping surrounding the park. Lighting will be provided where required by MOA, no permanent amplified sound systems are proposed.

7. **Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible.**

No significant adverse impacts have arisen from the past and current land reclamation conditional use permits, no changes are being made that would significantly change the on-site activities for land reclamation for this permit. See the use-specific standard for land reclamation above for the security plan, noise, and dust mitigation plans for the site. Upon transitioning to the end use; L1 and L2 landscaping will be installed, along with berms to mitigate light and sound pollution from the park to the surrounding area. Any other adverse impacts will be mitigated to the maximum extent possible.

8. **The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes.**

The site borders two Class A arterial streets; West Dimond Boulevard and Sand Lake Road. There are separated multi-use pathways on each of these roads. The current site plan proposed interior multi-use trails throughout the site, which will connect to each available public right of way.

9. **The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.**

The site is located within the Building Safety, Fire, and Parks and Recreation Service areas. Natural gas, electricity, and public water and sewer are available to this property.

Conformance with Use-Specific Standards for Land Reclamation (AMC 21.05.060.E.5)

A. A site plan showing: drainage, existing and proposed topographical contours (ten-foot contour), water table information, points of vehicular access to the site.

Site plans are attached to this application.

B. An erosion and sediment control plan.

The continued filling activities will continue to be conducted so that storm water or sediment does not leave the site. Reference the Stormwater Management Report by TRIAD Engineering.

C. A description of the soil types encountered on the site.

Roughly 6.8 million cubic yards of material have been deposited in the Sand Lake Reclamation Site since 1983. Existing soil types are as follows: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing leftovers, or construction site clean-up.

D. A landscaping plan for the period of land reclamation operations and for final restoration of the site.

Final reclamation will entail seeding, landscaping, and creating a site that compliments the surrounding area. L1 and L2 landscaping will be installed along the entire perimeter of the site, per the Landscape Plan. Vegetated berms will be placed strategically along the perimeter of the site to create windbreaks and to mitigate light and sound pollution from the park to the surrounding areas. High winds are common in the area and vegetated windbreaks can reduce wind speed for the site by approximately 60%, provide a barrier from sights, sounds, and smells, and are an aesthetically pleasing landscape element.

E. A security plan to prevent casual trespass

All gates are locked during off hours. The entire site is monitored via live video camera and is also being recorded via DVR. The wheel wash electrical control panel is fenced in and has razor wire at the top to prevent anyone from climbing over the secured area. Site security, including gates, cameras, and fencing, will be adjusted as necessary as the site evolves towards its end use.

F. Proposed hours of operation

Hours of operation to remain 7:00 am to 6:00 pm, Monday through Saturday, for fill activities on the site. No fill activities will be permitted on Sundays or holidays. Hours of operation for the completed end use as a recreational sports park will be Monday through Sunday from 7:00 am to 10:00 pm.

G. A description of land reclamation and processing operations proposed for the site.

The overall site will be graded per the approved grading plan. Once an area of the site is filled to the desired grade, it will be reclaimed. Reclamation will include seeding with an erosion control seed mix. As the site is reclaimed it will be constructed to reflect the approved final site plan for the site's end use as a recreational sports park.

H. Projected traffic counts for each point of vehicular access to the site.

Historically, the total number of truck trips for the site has averaged 250 one-way project-related trips per day of operation for fill operations at the site. This is not expected to change.

I. An estimate of the quantity of materials to be imported to the site and timetable, with supporting calculations conforming to generally accepted principles.

This application's new grading plan proposes an increase of 900,000 cubic yards from the previously approved grading plan for the 66 Acres. The increase is due to the proposed end-use design creating landscape elements that benefit future uses.

According to Anchorage Sand & Gravel (AS&G), the Annual Status Report submitted to the MOA for the current CUP is as follows. The historical average amount of imported material is 200,620 cubic yards per year. Roughly 6.8 million cubic yards have been deposited in the Sand Lake Reclamation Site since 1983. Adjusting for this final site plan, the remaining estimated fill quantity is 1.8 million cubic yards. At the average yearly fill rate of 200,000 cubic yards, Sand Lake Reclamation Site should be complete in another ten (10) years, which moves the estimated completion date to December 1st, 2033.

J. A statement of the types of materials that will be accepted at the site.

There are no proposed changes in the allowed types of fill from what is currently permitted by the existing CUP. The list of acceptable fill materials for the 66 Acres is as follows: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing leftovers, or construction site clean-up.

K. Such other materials as the director may require by regulation pursuant to AMC chapter 3.40.

Any other materials required by the director will be included to the greatest extent feasible.

V. Additional Standards

A. Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner so as to make them dust free. Where access roads intersect arterials, suitable traffic controls shall be established.

The petition site does not utilize any local residential streets for access. The current approved steps to minimize dust by the use of a watering truck and anti-track-out pads will continue to be used. A new driveway, located between the existing driveways will serve as the new temporary entrance for fill activities. This will allow for the continued use of suitable traffic controls, by having separate access points for fill activities and park activities, as well as maintaining a one-way entrance and exit for fill activities to keep access roads dust free.

B. The site will not accept materials that are hazardous or flammable.

No hazardous or flammable materials are allowed as fill material.

C. The site will not accept junk as defined in chapter 21.15.

No junk, as defined in chapter 21.15, is allowed as fill material.

D. The site will not accept soils contaminated with petroleum products or byproducts.

No soils contaminated with petroleum products or byproducts are accepted as fill material.

E. The reclamation operations will not pose a hazard to the public health and safety.

The security measures taken for the site, along with the dust and noise suppression techniques enacted will prevent any hazards to the public health and safety. Existing site security, including gates, cameras, and fencing, will be adjusted as necessary as the site evolves towards its end use.

F. The reclamation operations will not generate noise, dust, surface water runoff, groundwater pollution, or traffic that will unduly impact surrounding land uses.

Noise will be kept to a minimum and to specific hours of operation as approved. All on-site equipment shall be muffled and use white noise alarms or motion detectors for backing up. Dust will be kept at a minimum with the use of a water truck. Surface water runoff will be strictly regulated as per public works standards, as detailed within the Stormwater Management Report by TRIAD Engineering, traffic will not be on any local residential streets.

G. The restoration plan for the site ensures that after reclamation operations cease, the site will be left in a safe, stable, and aesthetically acceptable condition.

The overall site will be graded per the approved grading plan. Once an area of the site is filled to the desired grade, it will be reclaimed. Reclamation will include seeding with an erosion control seed mix. As the site is reclaimed it will be constructed to reflect the approved final site plan for the site's end use as a recreational sports park.

The final site plan includes seven (7) olympic size sports fields (360' x 225'), each of which can be divided into three (3) youth size sports fields. One of these fields is a championship field located closest to the parking lots near Sand Lake Road and partially encircled by tiered amphitheater seating. To the rear of the amphitheater seating the terrain starts to slope up a grassy hill, on top of which sits a pavilion. Three more pavilions are on the site; two down near the sports field and one on another grassy hillock to the southeast of the first. Multi-use trails meander around the park, past the sports fields, pavilions, and parking lots. The trail system also connects to each nearby dedicated right-of-way for a more interconnected neighborhood and trail system. Extensive parking is available on-site parallel to Sand Lake Road and access gates are provided at entrances and key points around the site that will be closed and secured after hours. See provided site plan and accompanying details for reference.

L1 and L2 landscaping will be installed along the entire perimeter of the site, per the Landscape Plan. Vegetated berms will be placed strategically along the perimeter of the site to create windbreaks and to mitigate light and sound pollution from the park to the surrounding areas. High winds are common in the area and vegetated windbreaks can reduce wind speed for the site by approximately 60%, provide a barrier from sights, sounds, and smells, and are an aesthetically pleasing landscape element.

H. The proposed use meets such additional standards for land reclamation conditional uses as the director may establish by regulation pursuant to AMC chapter 3.40.

Any additional standards established in the future by regulation pursuant to AMC 3.40 for land reclamation conditional uses will be met to the best extent possible.



AS&G Recreational Sports Park Site Plan Layout

Notes:

1. Water table elevations are 55' to 62'
2. The 7 Proposed Sports Fields are 360' x 225' in size and can be use as 21 youth fields.

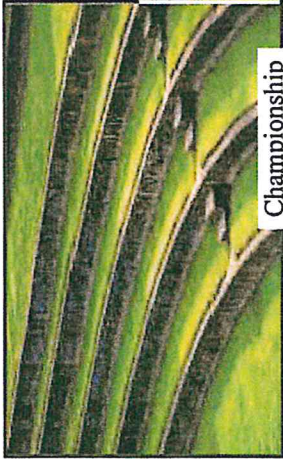


AS&G Recreational Sports Park

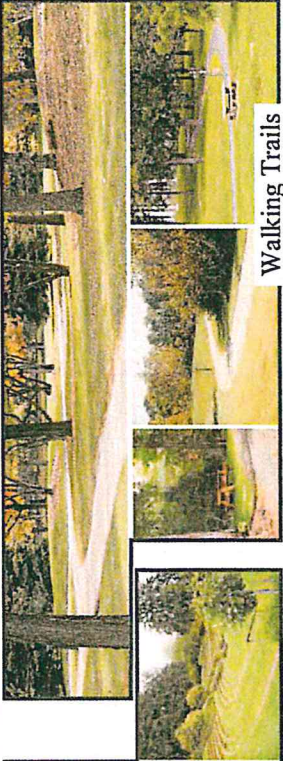
Uses & Activities



Multi-Use Trails



Championship Sports Field



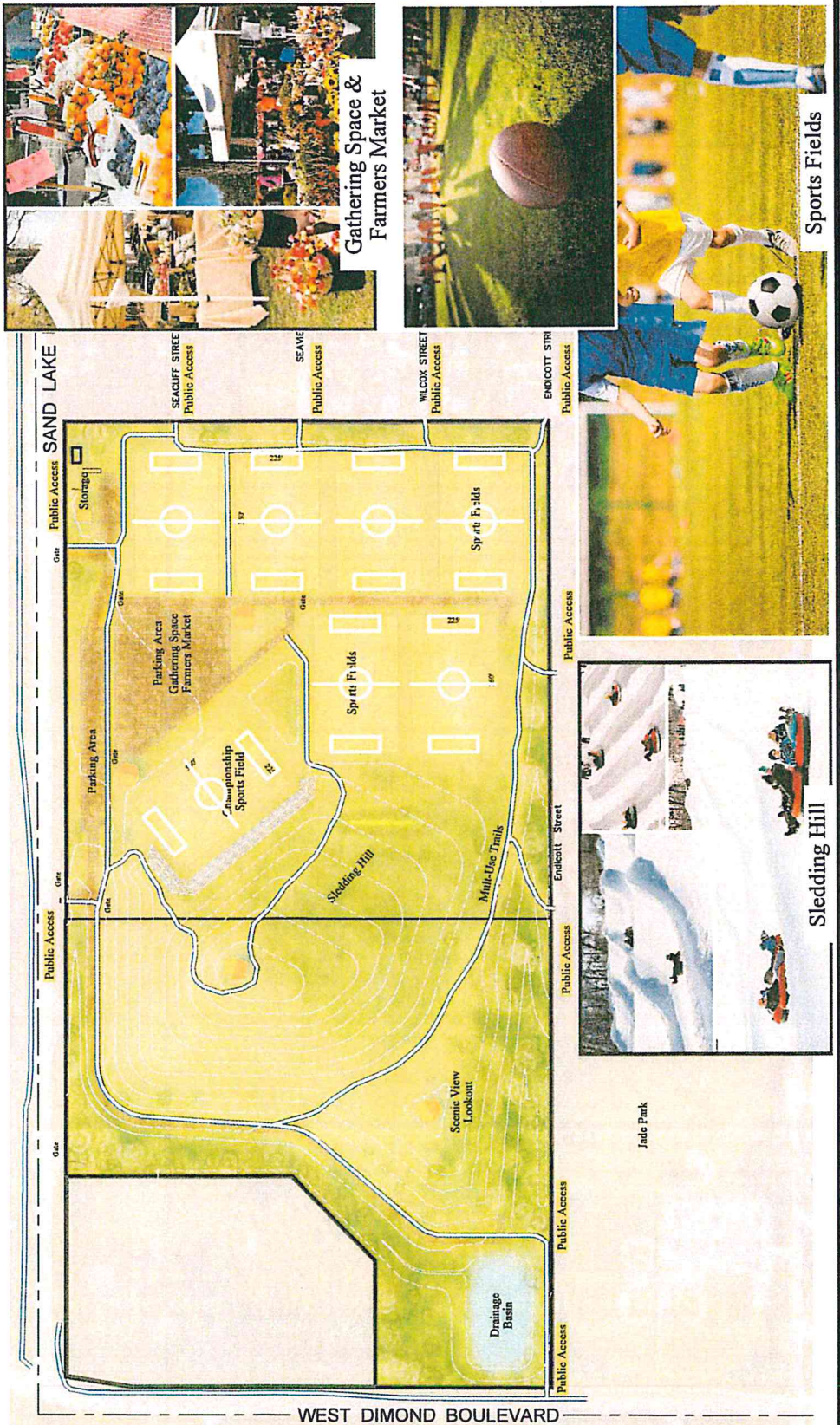
Walking Trails



Pavilions



Scenic View Lookout



Gathering Space & Farmers Market



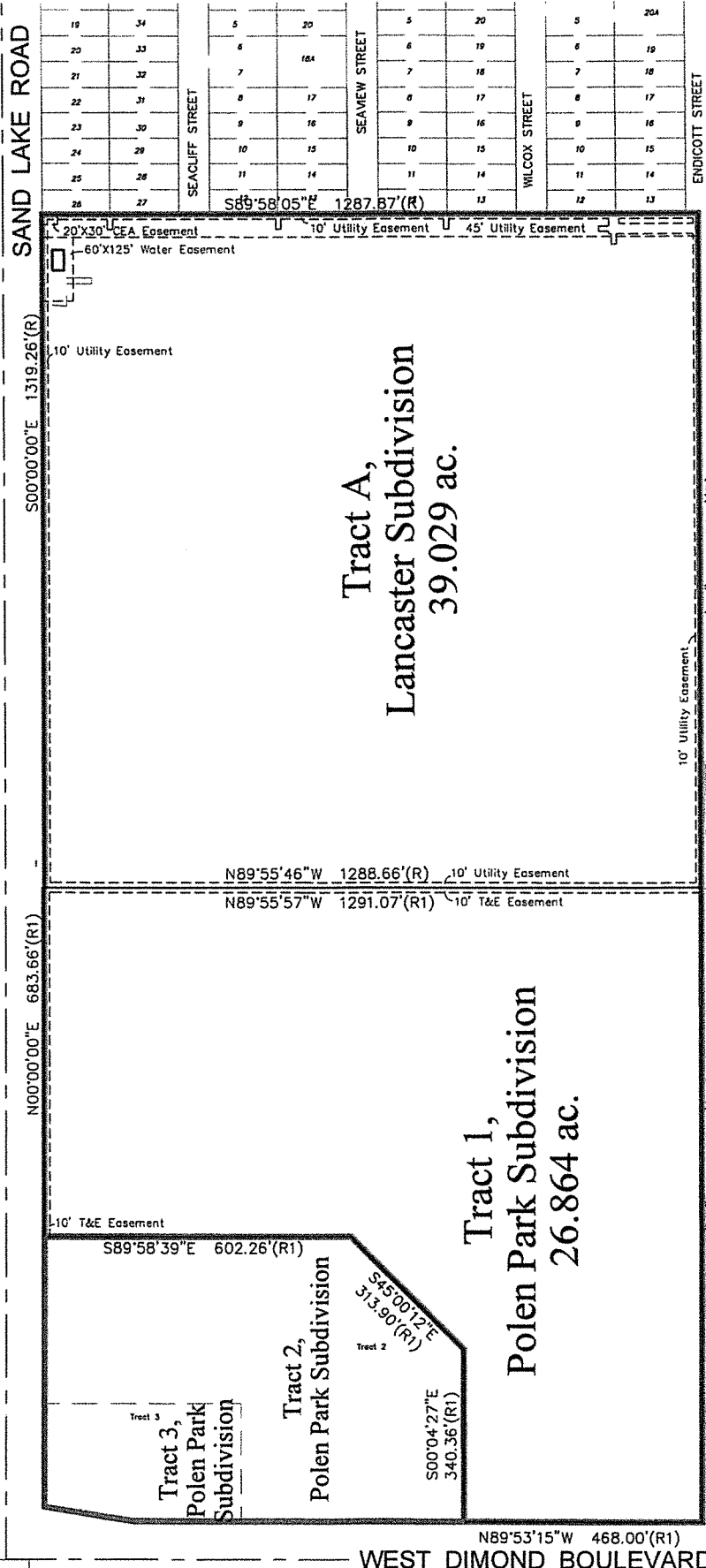
Sports Fields



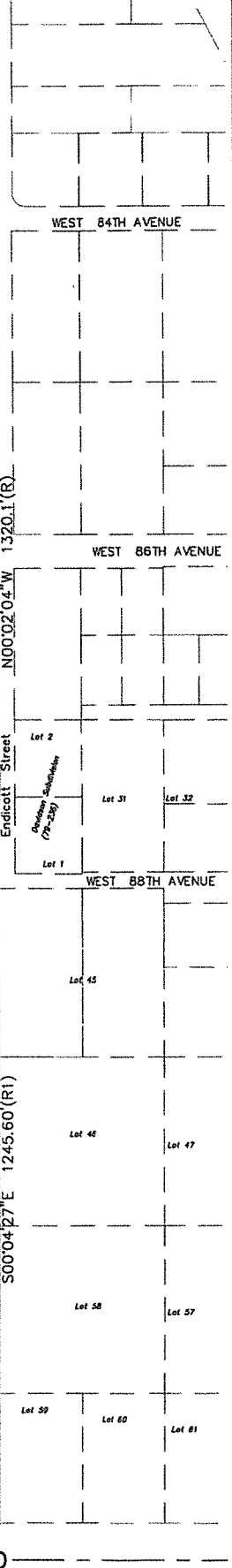
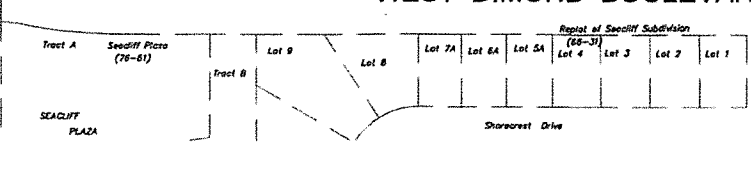
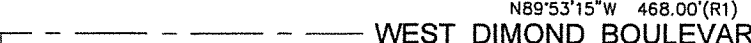
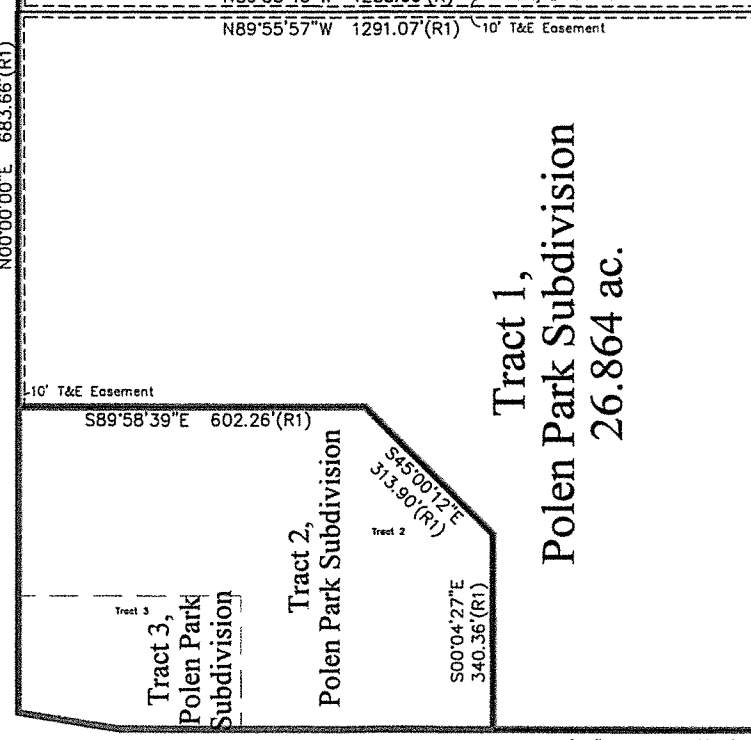
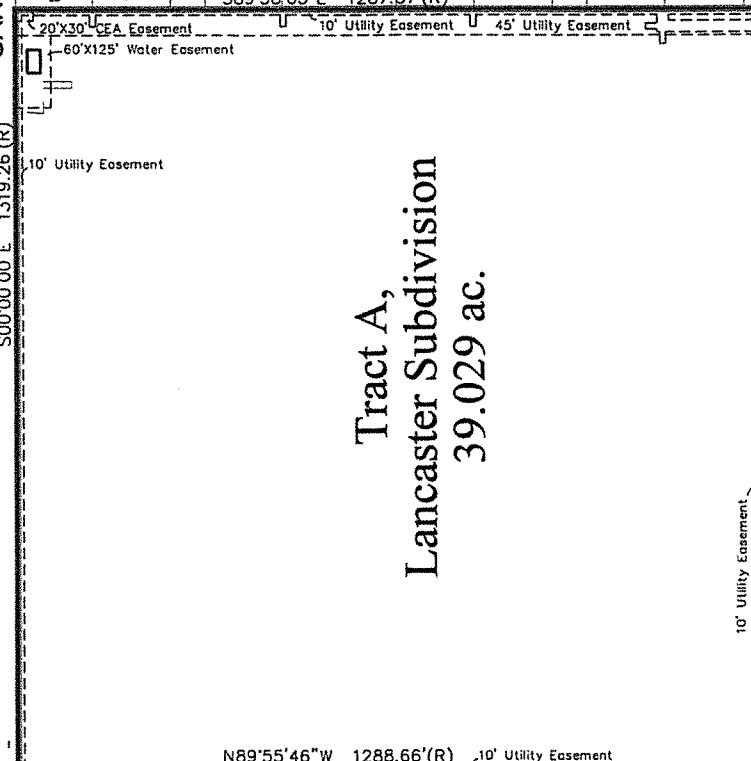
Sledding Hill

Notes:
1. Easement granted to Chugach Electric Association, Inc., recorded July 23, 1952 in Book 75 at Page 351, Blanket Easement for Tract 1.

AS&G
Recreational Sports Park

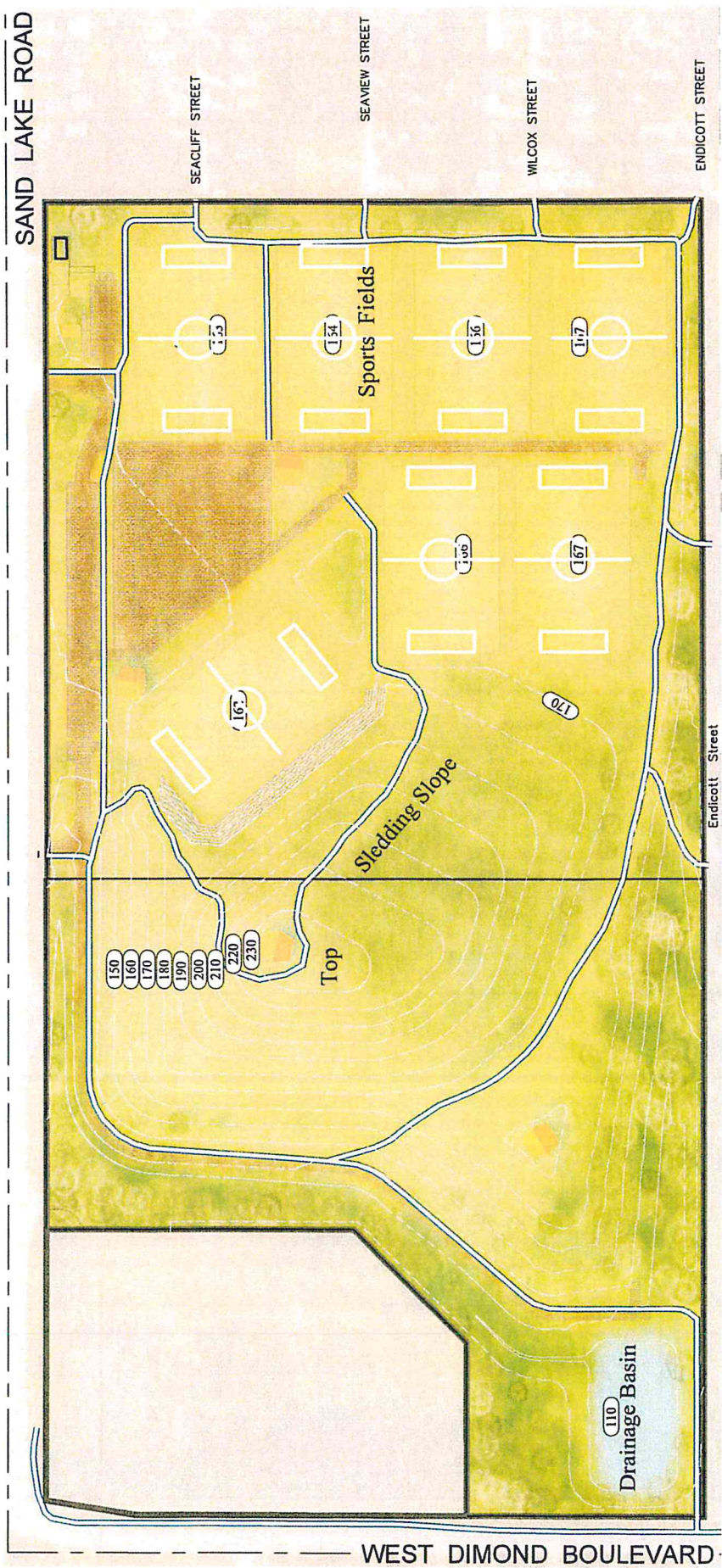
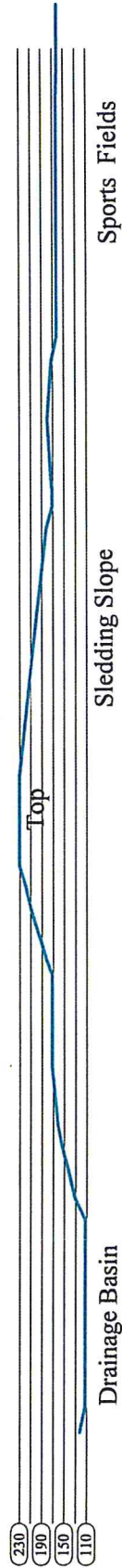


| | | | | | | | |
|----|----|----|----|----|----|----|----|
| 19 | 34 | 5 | 20 | 5 | 20 | 5 | 20 |
| 20 | 33 | 6 | 19 | 6 | 19 | 6 | 19 |
| 21 | 32 | 7 | 18 | 7 | 18 | 7 | 18 |
| 22 | 31 | 8 | 17 | 8 | 17 | 8 | 17 |
| 23 | 30 | 9 | 16 | 9 | 16 | 9 | 16 |
| 24 | 29 | 10 | 15 | 10 | 15 | 10 | 15 |
| 25 | 28 | 11 | 14 | 11 | 14 | 11 | 14 |
| 26 | 27 | 12 | 13 | 12 | 13 | 12 | 13 |



3) Per Plot 80-59
31) Per Plot 2019-41

Elevation Detail

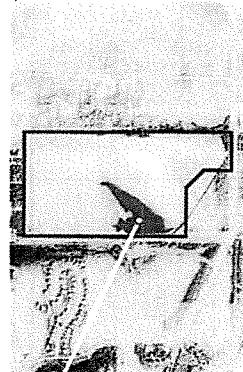




AS&G Recreational Sports Park Shadow Study

This study is showing the shadows on the solstice and equinox days with the proposed grading.
Surrounding properties are not affected by shadow from the site with these days and times.

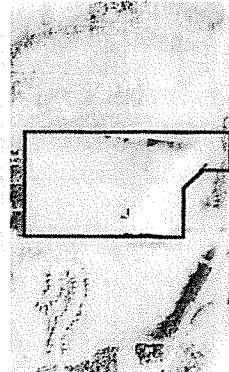
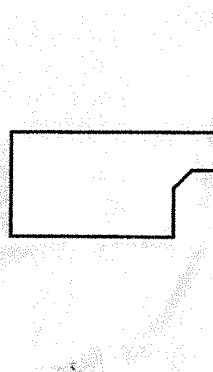
March 20th



8am Morning
Shadow does not
cross property line

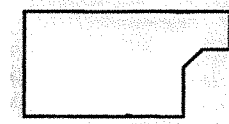
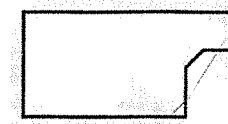
8:00AM
Morning

Noon

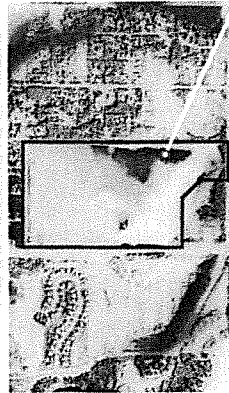
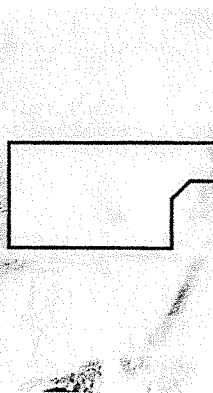
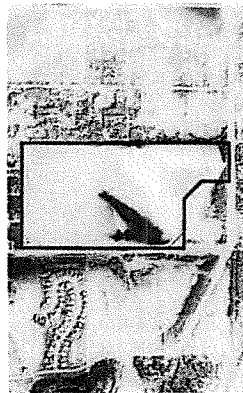


4:00PM
Evening

June 21st



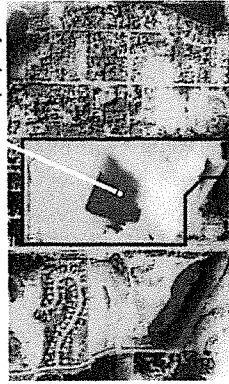
September 22nd



December 21st

Sunrise 10:11AM

Shadow does not
cross property line

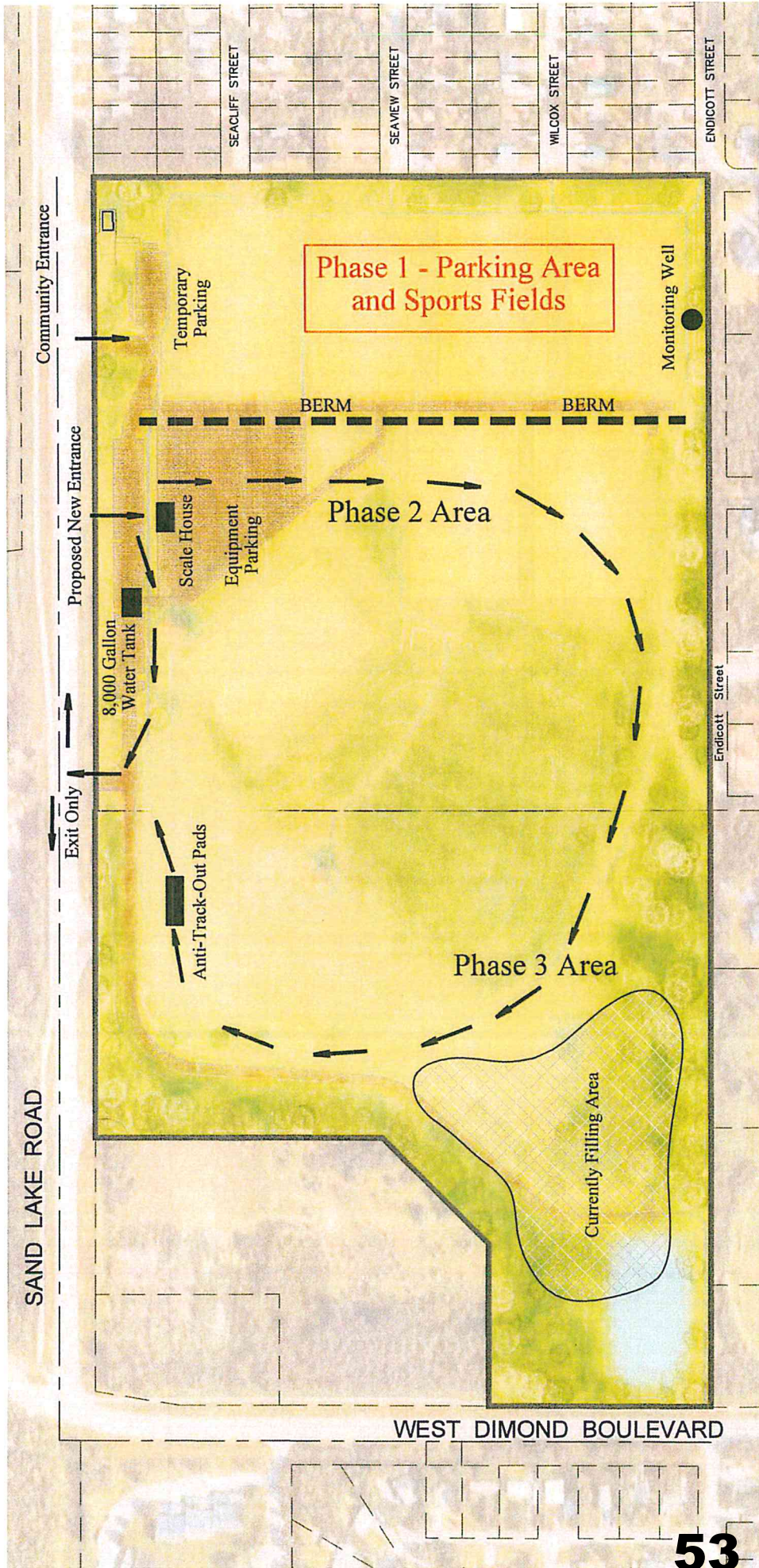


Sunset 3:40PM

4pm Evening
Shadow does not
cross property line

4

AS&G
 Recreational Sports Park
 Phasing & Access Plan



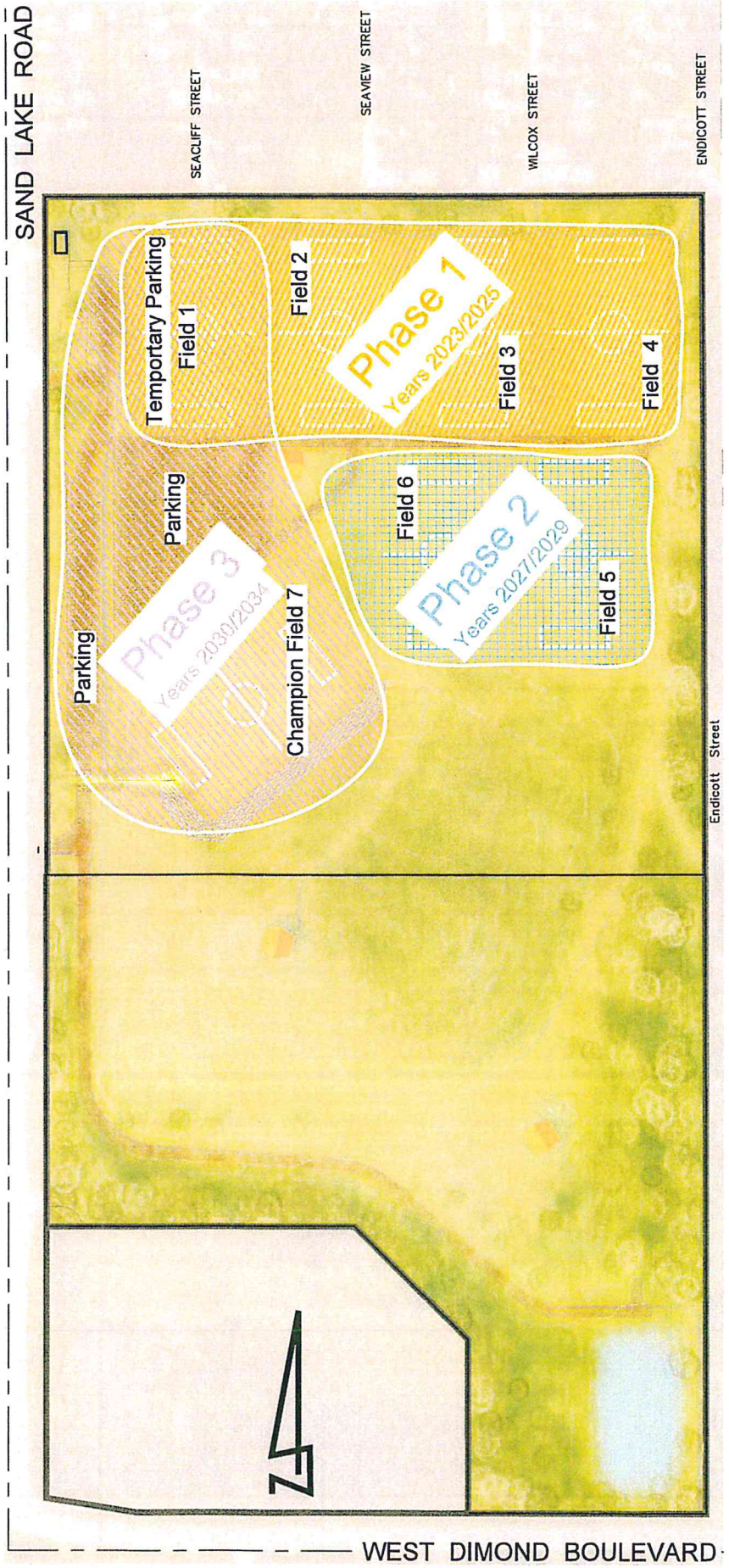
Milestones Detail

Fields 1,2,3 and 4
 2023 – Construct fields 2,3, and 4, utilizing field 1 for temporary parking.
 2025 July 1st – Open Fields 2,3, and 4 for play.

Fields 5 and 6
 2027/2028 – Construct fields 5 and 6.
 2029 July 1st – Open Fields 5 and 6 for play.

Fields 1,7 and Parking Area
 2030-2033 – Construct fields 1 and 7.
 2034 July 1st – Open Fields 1 and 7 for play.

Milestones dependent upon the approval of CUP #2023-0030, and the additional fill and 10-year time extension.





AS&G Recreational Sports Park Parking Plan Layout

Parking for Phase 1 and 2

Phase 1 & 2 "temporary parking" will utilize field one (1). Once the final "overflow parking" is constructed, the "temporary parking" on field one (1) will be removed and converted into a sports field. This "temporary parking" supports the first five (5) sports fields being constructed. The combined total of the "temporary & auxiliary parking" is designed with 246 parking spaces; Title 21 had only required 25 parking spaces per sports field, which would require only 125 spaces vs. the proposed 246 parking spots.

PHASE 1 & 2 PARKING

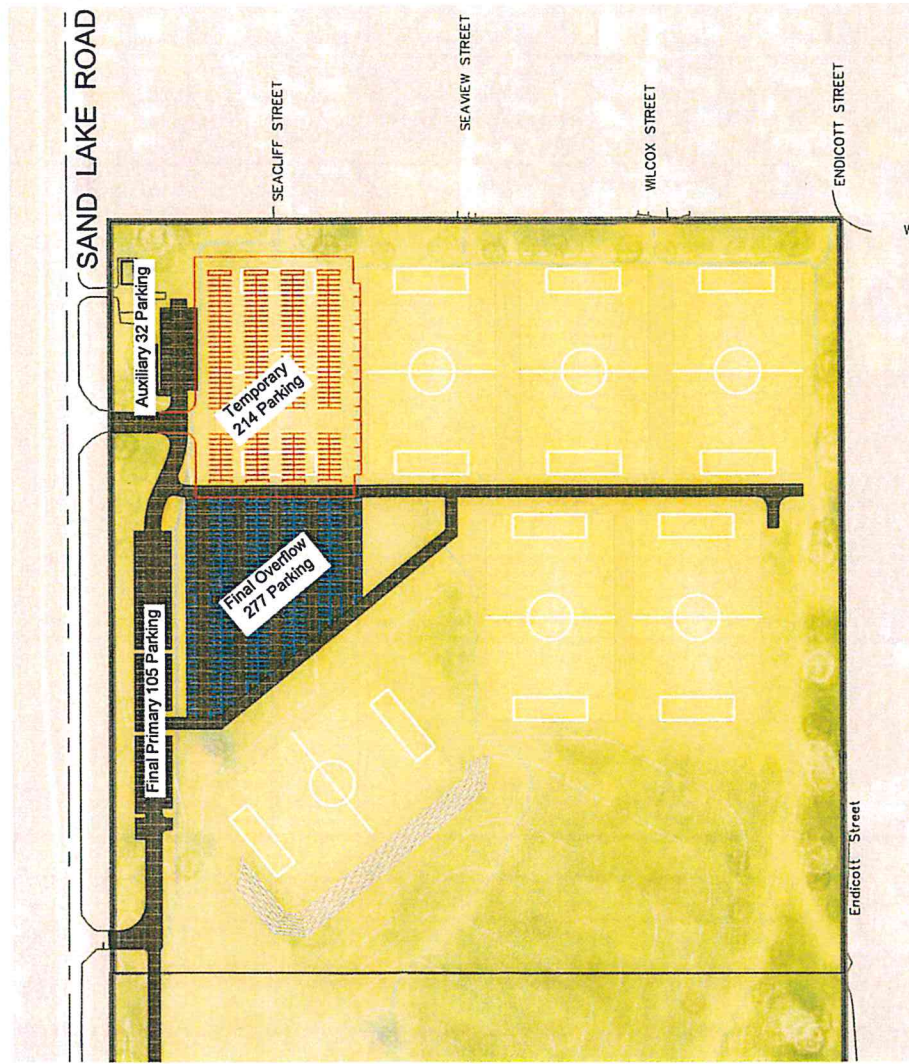
AS&G Parking Plan – 246 parking spaces for five (5) fields, providing 121 additional parking spaces above MOA recommendations.

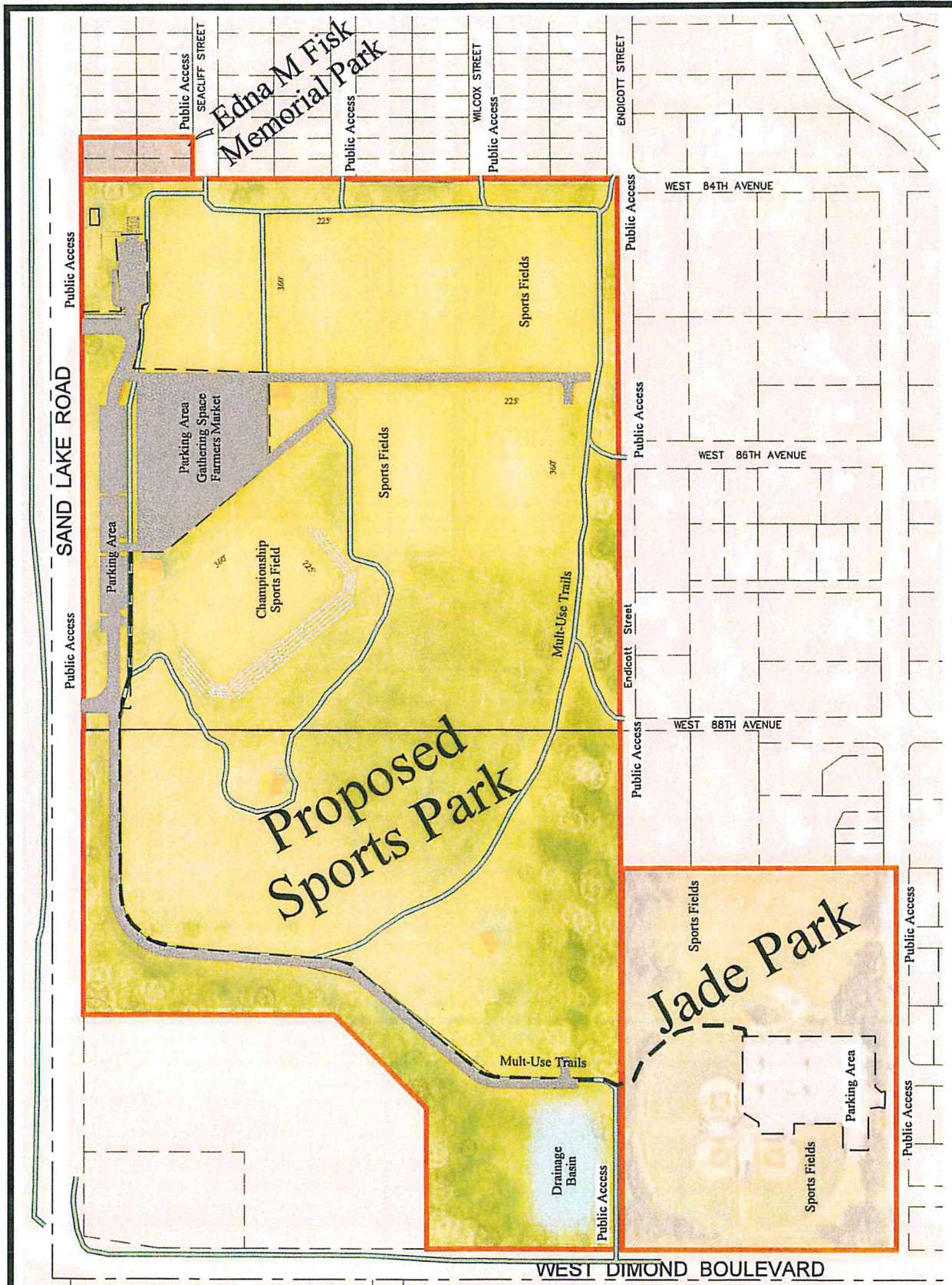
Note: MOA Parking Specifications Recommend – 125 parking spaces for five (5) fields.

COMPLETION OF PHASE 3 – TOTAL PARKING PLAN

AS&G Parking Plan – Total 414 parking spaces for seven (7) fields, providing 239 additional parking spaces above MOA recommendations.

Note: MOA Parking Specifications Recommend – Total of 175 parking spaces for seven fields.





Combined Parks Benefits

- Parking areas to provide overflow parking
- Multiple access locations for parking
- Provide connectivity for pedestrians and bicyclists to the adjacent parks and neighborhoods.
- Establish trail connections within the Proposed Sports Park, Edna M Fisk Memorial Park, and Jade Park without having to use roads.
- The proposed Sports Park creates a destination, identity, and economic opportunities for the community.
- Provides uninhibited corridors for wildlife, eliminates urban island effects.
- Creates usable green space year round.
- Promotes community wellness, inclusiveness, and community recreational value.
- Develops children's cognitive, physical, social, and sensory skills.
- Park amenities tend to increase adjacent property values when selling a house and contributes to social capital.
- The green space eliminates impervious pavement, recharges the water table, and does not contribute to stormwater runoff.
- Contributes to the grassroots movement of the Live Work Play vision for Anchorage.
- Expansion of existing green spaces.

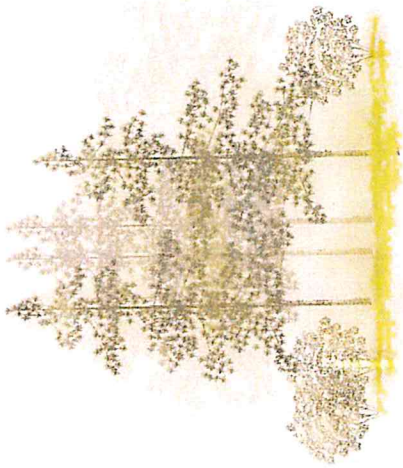
Conceptual Landscaping Examples

21.07.080 - Landscaping, screening, and fences.

A. Purpose. This section is intended to ensure that new landscaping and the retention of existing vegetation is an integral part of all development. It is also the intent of this section to provide flexible requirements that encourage and allow for creativity in landscape design. More specifically, these provisions are intended to:

1. Visually enhance ... through retention of existing native or ornamental vegetation or through new landscaping improvements.
2. Integrate new or renewed development into the surrounding context of the community including its neighborhoods and street corridors.
3. Separate, screen, and buffer adjacent incompatible land uses through the use of landscape plantings, fencing, and other appropriate landscape architectural features.
4. Reduce and treat runoff of storm water to preserve the quality of local streams and water bodies.
5. Promote the use of existing vegetation and retention of trees, woodlands, habitat, and urban forest.
6. Reduce runoff and erosion, control dust, and preserve air and water quality.
7. Encourage use of native plants or provide landscaping that is compatible with the climate and natural setting of the municipality and can provide desired effects even during harsh urban and winter conditions.

Natural Buffer with opaque screen of vegetation



Portions of the property's boundary will retain natural landscaping. The typical width of the landscaping will be 15' and not less than 10'.

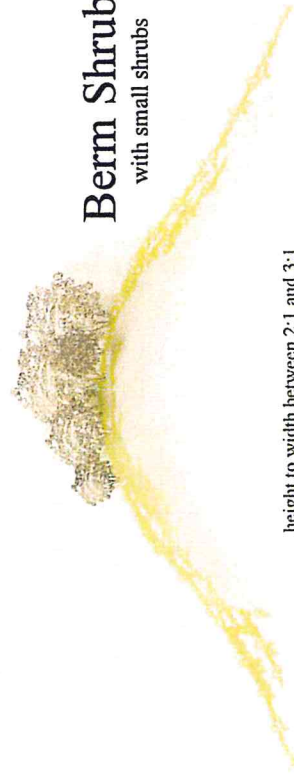
Berms

Proposing to design and construct berms inside and along portions of the property's boundary. There are numerous reasons to build berms. Serving as a privacy screen in conjunction with the plant material used is a common one. Providing a windbreak and/or noise barrier is also a primary reason. Flat expanses can be uninteresting, and injecting a vertical element makes such a space more compelling.



Flowers, Grass & Plants Berm with low berm and flowers and plants

with low berm and flowers and plants



Berm Shrubs with small shrubs

height to width between 2:1 and 3:1

Landscaping Buffer Berm with screen of vegetation

5
24

Wind Break Detail

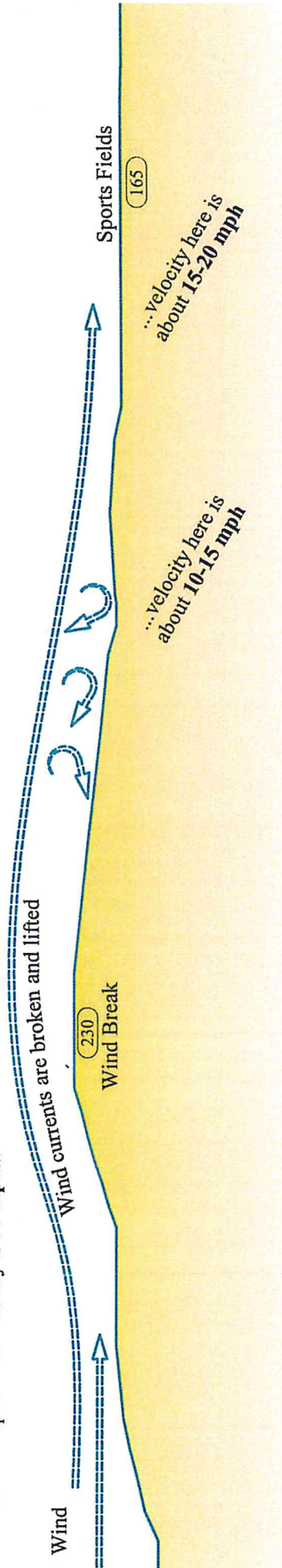
A windbreak lowers the wind chill. The wind chill is the temperature it "feels like" outside and is based on the rate of heat loss from exposed skin caused by wind and cold. As the wind increases, the body is cooled faster, and the skin temperature drops. For example, if the outside temperature is 10°F (-12°C) and the wind speed is 20 miles per hour (32 kilometers per hour), the wind chill is -24°F (-31°C). A windbreak will reduce wind speed for a distance of as much as 30 times the windbreak's height. But for maximum protection, a distance of two to five times the height is the best. Windbreaks block wind close to the ground, and deflect or lift the wind over the area that is being protected.

Height — Windbreaks reduce wind speeds up to 30 times their height downwind.
 Orientation — Windbreaks should be oriented at right angles to the prevailing wind direction to protect the greatest land area. Remember that prevailing wind directions may vary between summer and winter. Use multiple-leg windbreaks in areas with variable-direction winds to give the most protection.

The general rule is that a windbreak will reduce wind speed 70 to 80 percent immediately inside the barrier

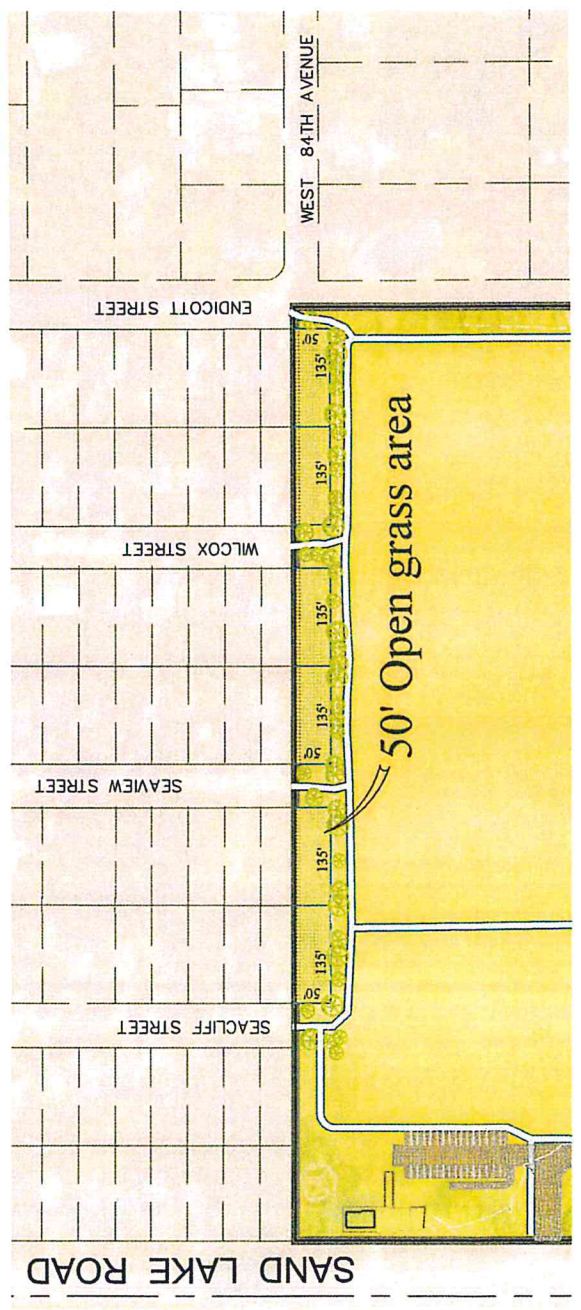
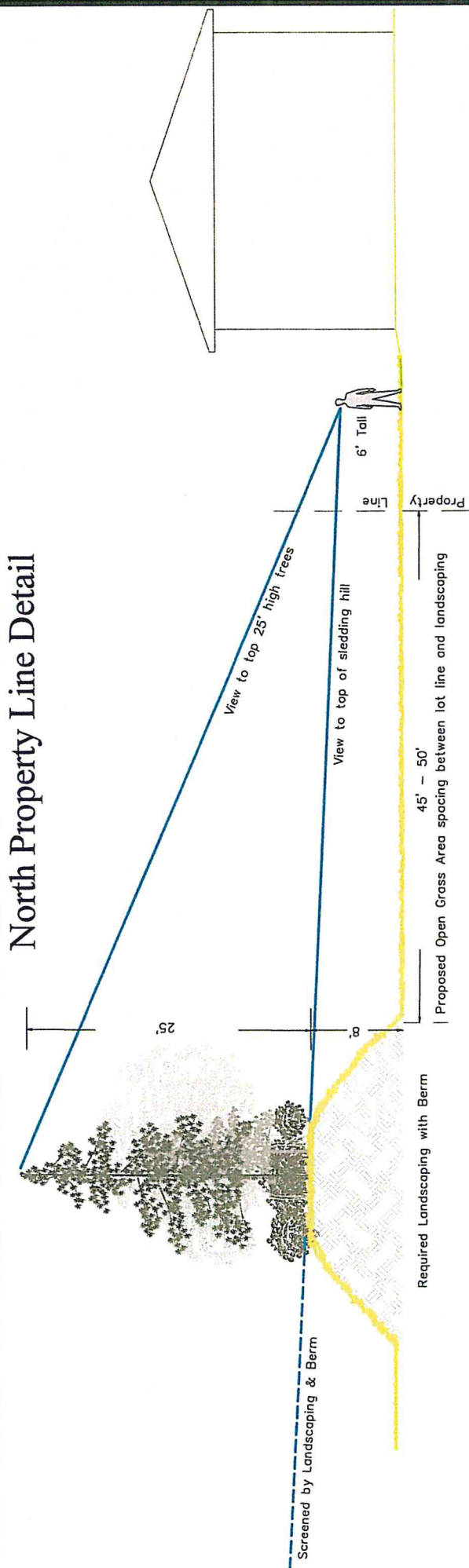
Windbreaks provide
 A barrier from sounds, sights, and smells
 An aesthetically pleasing landscape element

Wind when open wind velocity is 35 mph...



As trees grow, the effectiveness of the windbreak will increase.

North Property Line Detail



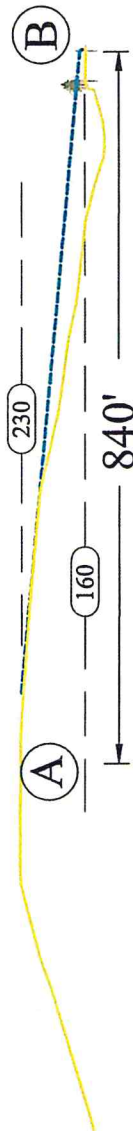
Top View



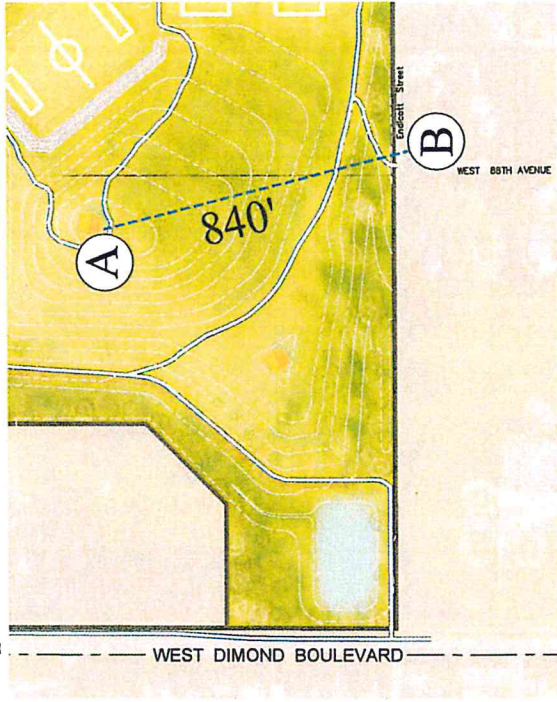
View Detail From East Property Line

These elevations are per the proposed Grading Plan

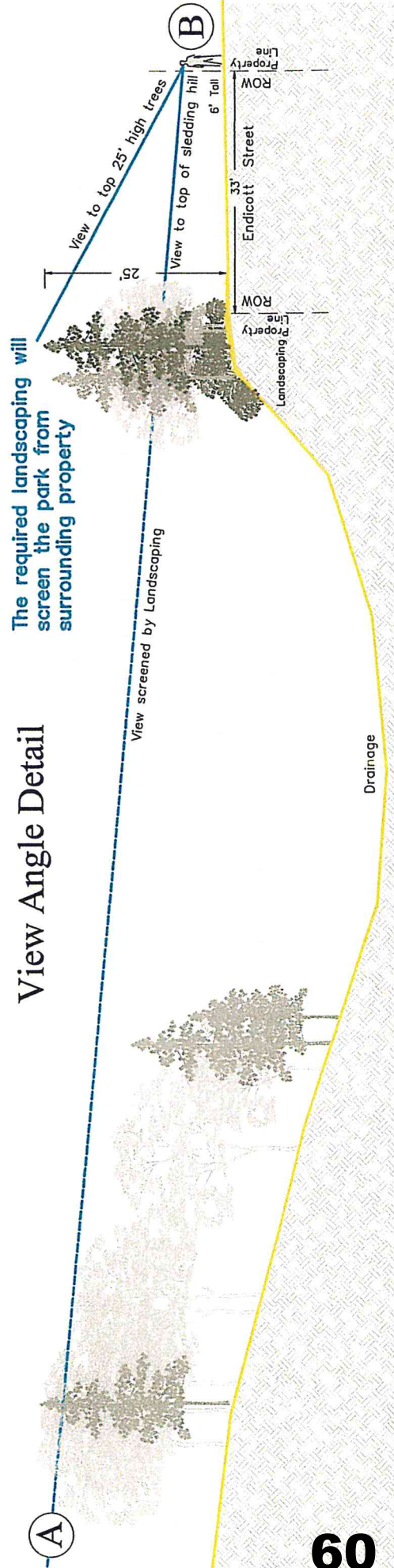
Side Elevation View



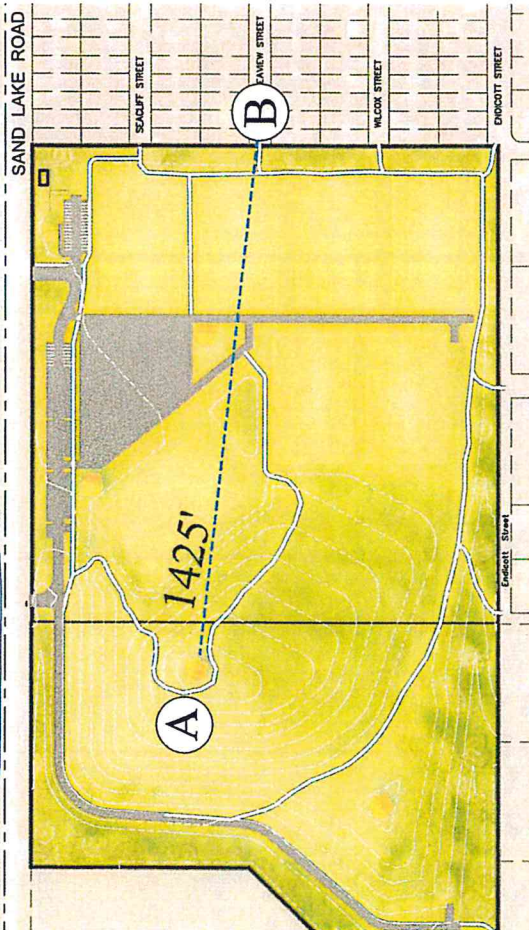
Top View



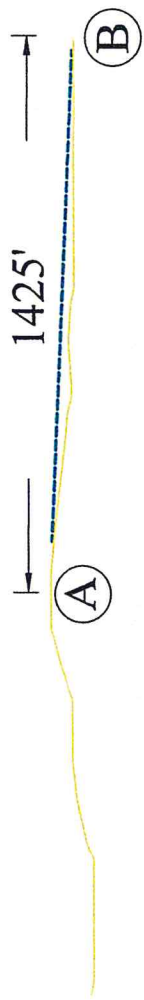
View Angle Detail



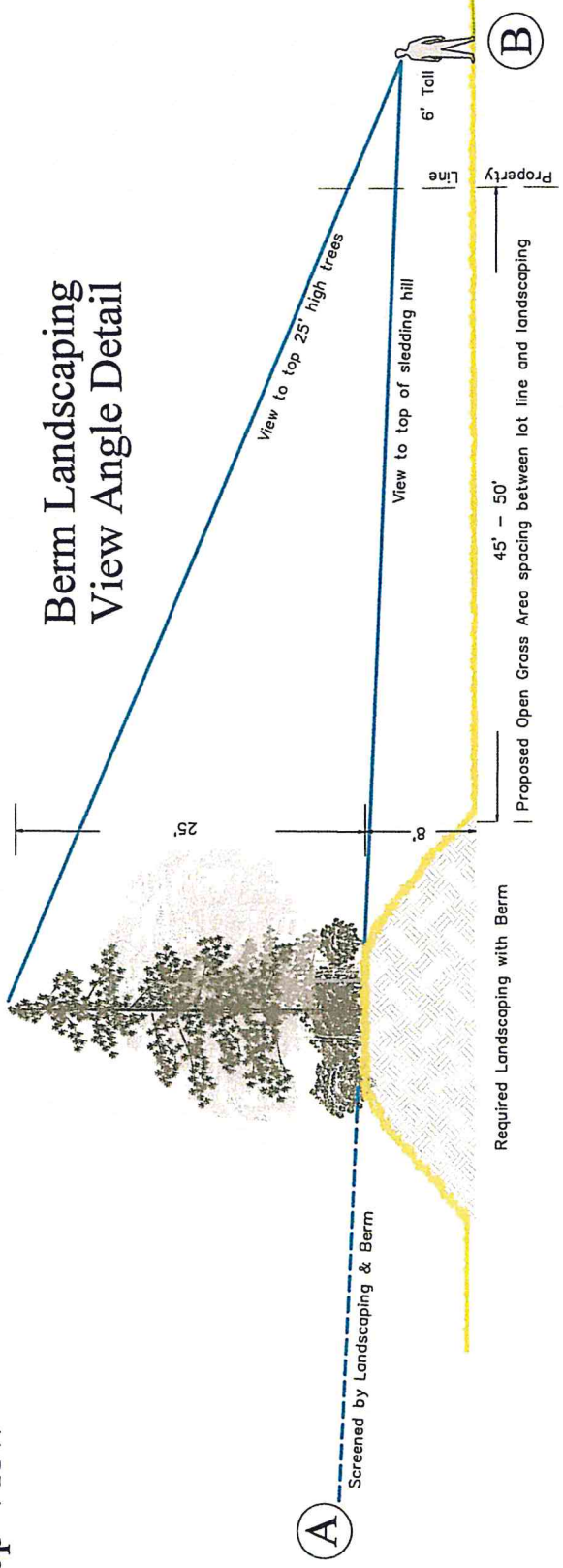
View Detail From North Property Line



Side Elevation View



Top View



5

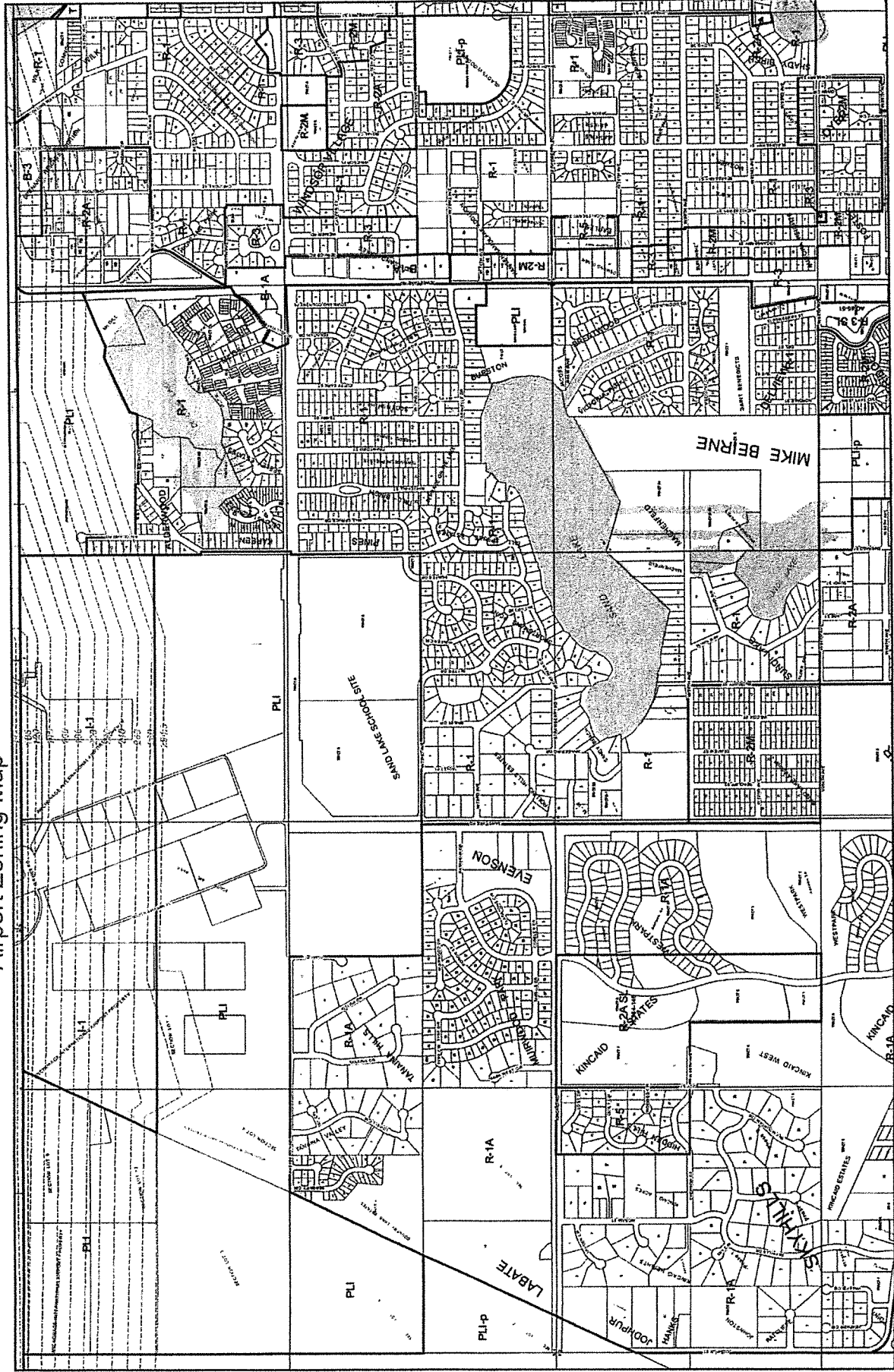
4

3

2

1

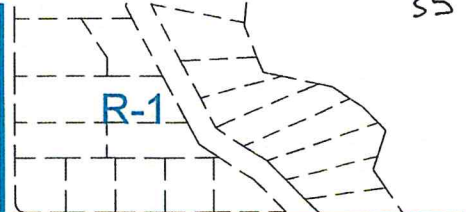
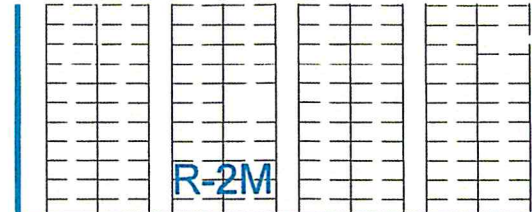
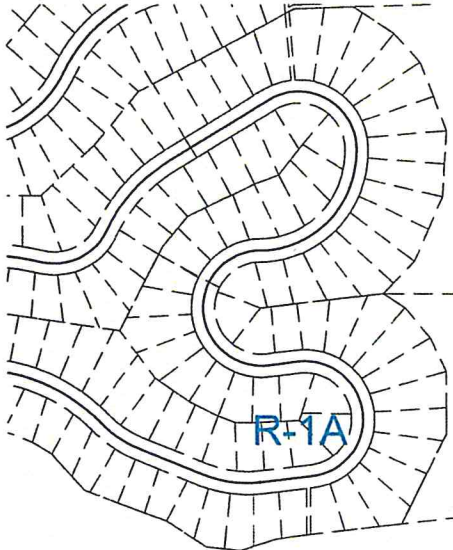
2 Airport Zoning Map



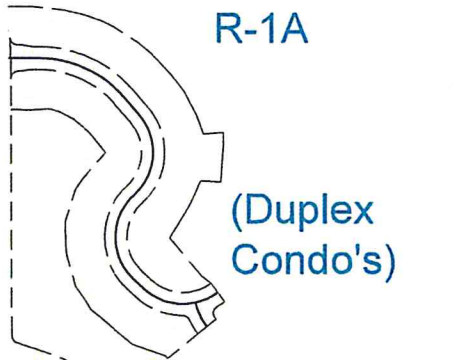
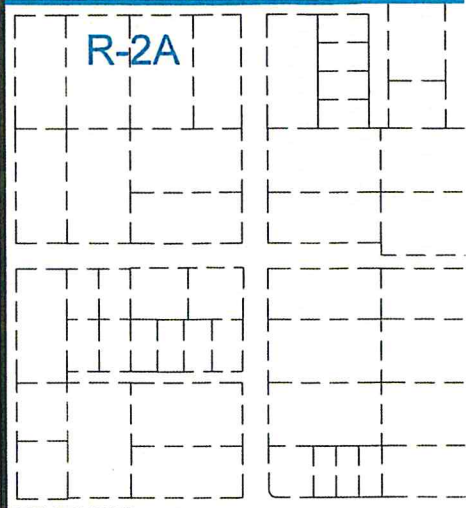
A

B

C



Lancaster Subdivision
 Tract A
 39.029 ac.
PLI

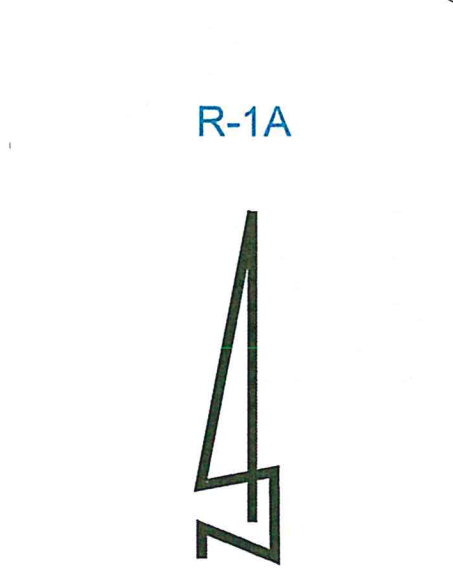
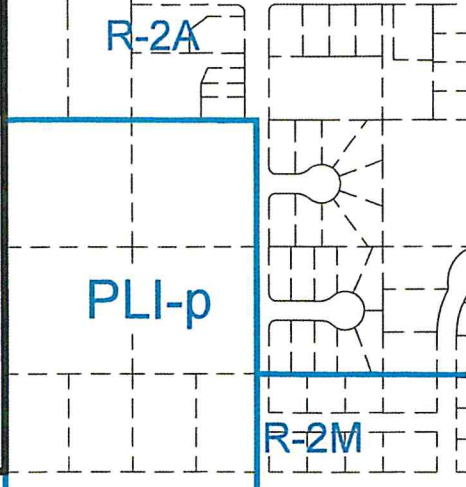


Polen Park
 Tract 1
 26.864 ac.
PLI

R-2M

B-1A Tract 3

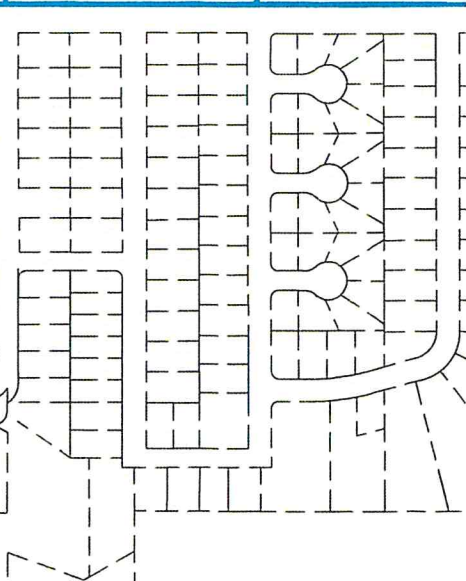
Tract 2



West Dimond Boulevard

(Condo's)

R-1

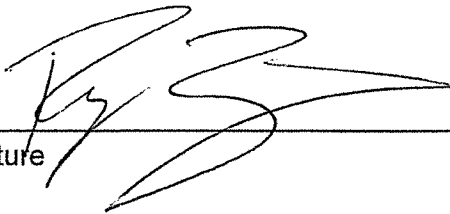


Zoning Map

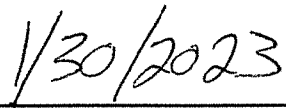
A

Letter of Authorization

I, Ryans Zins, the Vice President and General Manager of Anchorage Sand and Gravel Co., an alaskan corporation which holds ownership of the property located at Polen Park Tracts 1 - 3 and Lancaster Tract A, Tax IDs 011-201-92, 011-201-93, 011-201-94 & 011-162-42, authorize S4 Group to represent me before the Municipality of Anchorage in the request for a conditional use permit and everything related to that activity.



Signature



Date

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 |
| | | |
| | | |
| | | |
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| | | |
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| | | |

Attach this sheet to your application form

| | | | |
|--------------|------|-----------------|-------------|
| Accepted by: | Date | Application for | Case Number |
|--------------|------|-----------------|-------------|



ANCHORAGE SAND & GRAVEL, INC.
1040 O'MALLEY ROAD
ANCHORAGE, ALASKA 99515
PHONE: (907) 349-3333
FAX: (907) 344-2844
WWW.ANCHSAND.COM

Date: January 2022

To: Mr. Francis McLaughlin
Senior Planner, Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Subject: AS&G - Sand Lake Fill Site Reclamation Project, 2021 Annual Status Report, C.U.P. Permit 2020-010

Dear Mr. McLaughlin:

Anchorage Sand and Gravel (AS&G) is providing the Municipality of Anchorage the 2021 Annual Status Report for their Sand Lake Clean Fill Site. This report is provided pursuant to the Conditional Use Permit (CUP) 2020-010 (formerly 2005-074). This permit allows AS&G to dispose of waste peat, soil, organics, and concrete as a means of reclaiming the pit.

According to AS&G records, roughly **194,000 cubic yards (CY)** of material was deposited at the Sand Lake Clean Fill Site in 2021. Roughly 7,300,000 CY have been deposited in the AS&G Sand Lake Pit since 1983. The following is an annual breakdown of deposits.

| | | | |
|--------------------------|-------------------|-------------------|-------------------|
| 1983 – 167,000 CY | 1991 – 20,250 CY | 2001 – 341,074 CY | 2009 – 354,422 CY |
| 1984 – 251,000 CY | 1992 – 60,724 CY | 2002 – 305,599 CY | 2010 – 75,654 CY |
| 1985 – 136,000 CY | 1993 – 48,599 CY | 2003 – 335,345 CY | 2011 – N/A CY |
| 1986 – 26,000 CY | 1994 – 34,242 CY | 2004 – 443,248 CY | 2012 – N/A CY |
| 1987 – 8,500 CY | 1995 – 158,312 CY | 2005 – 402,770 CY | 2013 – 108,414 CY |
| 1988 – 2,402 CY | 1996 – 123,384 CY | 2006 – 361,552 CY | 2014 – 120,981 CY |
| 1989 – 1,306 CY | 1997 – 168,699 CY | 2007 – 207,023 CY | 2015 – 379,476 CY |
| 1990 – 83,659 CY | 1998 – 205,865 CY | 2008 – 506,610 CY | 2016 – 270,000 CY |
| 2017 – 420,000 CY | 2018 – 269,000 CY | 2019 – 212,000 CY | 2020 – 212,000 CY |
| 2021 – 194,000 CY | 2022 – TBD | 2023 - TBD | 2024 – TBD |

In the past, AS&G has provided Zoning Enforcement with aerial photographs and overlays to document the history of reclamation. We are again providing a picture of the Sand Lake Pit as it appeared in October 2020. Notes on the photograph indicate where the material has been deposited. AS&G continues to work towards its reclamation plan, which includes reseeding to prevent erosion and reduce dust. Topographic change has not been significant at this time; therefore, we are not including any adjusted topography of the Sand Lake Pit.

AS&G recognizes the scope of this ambitious project and maintains an ongoing commitment to the community to redevelop the property. AS&G continues to be responsible for counting loads, directing fill placement, and maintaining clean roads. They have explicit authority to handle road cleanup and can call on a grader, sweeper, and water truck as needed.

In the past, Zoning Enforcement has requested a contact person to handle public inquiries. That person is Mr. Ryan Morman, Operations Manager for AS&G; Ryan is available to respond directly to any public or municipal agency questions or concerns by contacting his office at 349-3333.

If you have any questions regarding this report, please get in touch with me at your convenience at mobile number 907-529-0556 and ryan.morman@anchsand.com.

Sincerely,

Anchorage Sand & Gravel, Inc.

Ryan M. Morman

Ryan Morman

Operations Manager

Attachment(s): As stated

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: 2023-0030
- Project Location, Tax ID, or Legal Description: 8501 Sand Lake Road
Tax IDs: 011-201-92, 011-162-42
- Project Area (if different from the entire parcel or subdivision): _____

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

- KSC* **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*
- DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping IS NOT REQUIRED.**
- Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:
 - are **NOT** shown on submittal documents, or
 - are **NOT** depicted adequately on submittal documents for verification, or
 - are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.*New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.**
- Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- Y N WMS written drainage recommendations are available. Preliminary Final
- Y N WMS written field inspection report or map is available. Preliminary Final
- Y N Field flagging and/or map-grade GPS data is available.

Inspection Certified By: *Kyle C...*

Date: 2/2/23



Anchorage Water & Wastewater Utility
Engineering Division



March 08, 2023

To: Brandon Marcott, P.E., Triad Engineering, LLC

From: Seth Wise, Engineering Technician III, AWWU

RE: Letter of Support for CUP Modification to Keep Landscaping Outside of 45' Utility Easement at Lancaster TR A

Dear Mr. Marcott:

I understand that you are assisting Anchorage Sand and Gravel (AS&G) with modifications to their Conditional Use Permit (CUP) for Tract A, Lancaster Subdivision. Per our discussion, there is a proposed zoning change from PLI to R2M that necessitates L2 Buffer Landscaping per Title 21. This landscaping would require a 15-foot planting bed to be situated at the property line.

Anchorage Water and Wastewater Utility (AWWU) currently owns and maintains a 16-inch diameter water main within the 45-foot utility easement along the north property line of the parcel. AWWU's needs for safely accessing and maintaining this water line necessitate the full use of the easement width. As such, AWWU strongly supports a modification to the Conditional Use Permit to allow the landscaping bed to be outside of the utility easement.

Please reach out to me if you have any questions.

Thank you,

Seth Wise
 Engineering Technician III
 Anchorage Water & Wastewater Utility
 Direct: 907-564-2757
seth.wise@awwu.biz

Anchorage Water & Wastewater Utility  Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503
 Phone 907-564-2774 • Fax 907-562-0824 • www.awwu.biz





April 13, 2023

Mr. Francis McLaughlin
Senior Planner
Planning Department
Municipality of Anchorage
Box 196650
Anchorage, AK 99519

RE: Support Letter for MOA Case #2023-0030, AS&G Conditional Use Permit

Dear Mr. McLaughlin:

I write to you today to speak in support of the awarding of a conditional use permit to the Anchorage Sand and Gravel project as described in MOA Case #2023-0030, which will develop a new community park and soccer venue in Southwest Anchorage. This project will be an important addition to the quality of place elements in the Anchorage Bowl and represents an important new asset to our city.

AEDC is leading a new initiative, the Choose Anchorage Action Plan, to revitalize our city to make our community a magnet for desperately needed workers and investments in our economy. A key pillar of this action plan is Quality of Place that focuses on the development of needed amenities that are key elements to attract and retain workers and their families in our city. This new park and soccer venue would provide a small but important new recreational infrastructure that adds an important new element to the quality of place in Anchorage that will be used year-round by the families of the surrounding neighborhoods and from across Anchorage.

With the project being paid for by Anchorage Sand and Gravel and operated by the Cook Inlet Soccer Club, this facility has the added benefit of not costing the taxpayers of Anchorage anything to build or operate. The addition of what will be a well-used year-round green space and sports facility that revitalizes a large vacant lot is a win for the neighborhood and the Municipality of Anchorage. Development of this project will be another positive step forward to making our city a great place to live, work, and play by improving the overall quality of place in Anchorage. AEDC supports the approval of the conditional use permit that will make this project a reality.

Sincerely,

Bill Popp
President & CEO





Case 2023-0030: Polen Park Conditional Use

Dear Francis McLaughlin
 Current Planning Divison
 PO Box 196650
 Anchorage, AK 99519

Over the past five years, there has been a massive increase in the number of players participating in soccer in the state of Alaska. As this growth has occurred, it has coincided with a steady decline in lose of field space. The loss of field space and the deterioration of fields that are used, has proven to be a great challenge for our club and our families.

As our club has grown in both numbers and success, we have had great growth in our participation from low income families and Native Alaskans. Through generous donations, sponsorships, and a partnership with the Alaska Native Heritage Center, we have been able to award more than \$35,000 in scholarships for kids from families in need and Native Alaksans. Starting this year, that number will be in excess of \$40,000 per year.

This facility will also allow the Alaska Youth State Cup to return back to Anchorage. It has been held in Fairbanks the past several years due to lack of safe fields and needed complex size to host. In addition to the state cup, Alaska will also be considered for hosting the United States Youth Soccer Far West Regionals and Presidents cup. The State Cup and USYS regionals will give the City of Anchorage an incredible influx into the economy for Anchorage in terms of accommodations, rental cars, restaurants, tourism, and beyond.

As the facility is constructed, it is being done with everything in consideration to make it like no other facility that has ever been built in Alaska. The berms and windbreaks will serve dual purposes that are important. Most importantly, it will increase the safety of the kids, parents, and patrons that are using the facility while also creating a natural seating area for those attending.

Cook Inlet Soccer Club is honored to be a partner with Anchorage Sand & Gravel on this project. This facility will provide a safe and enjoyable environment for kids and their families for generations to come.

Shane Calvert

Shane Calvert

Cook Inlet Soccer Club
 Executive Director



ENGINEERING, LLC

PHYSICAL

1300 E. 68th Ave., Suite 210
Anchorage, AK 99518

MAILING

P.O. Box 111989
Anchorage, AK 99511

OFFICE

907-561-6537

WEB

triadak.com

February 20th, 2023

Municipality of Anchorage
Planning Department
4700 Elmore Rd.
Anchorage, Alaska 99507

Attention: Brad Coy, PE, PTOE, Municipal Traffic Engineer
Subject: Polen Park Tract 1 & Lancaster Tract A – Request for RAP in lieu of Pavement
Case TBD

Mr. Coy,

Please accept this letter as a request for your approval for the use of RAP (Recycled Asphalt Pavement) surface course in lieu of traditional asphalt pavement for the proposed parking area as shown in the site plan for the Polen Park Tract 1 & Lancaster Tract 1 Conditional Use Permit application. This request is based on Section 21.07.090.H.12.b.v of Title 21 which states:

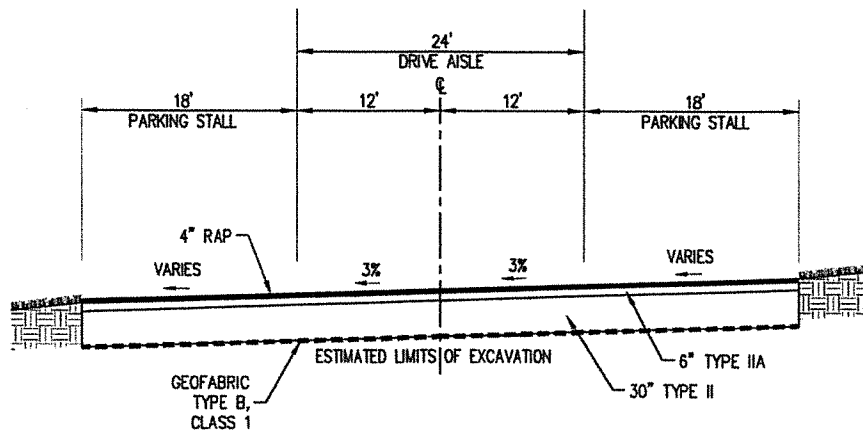
21.07.090.H.12.b.v Paving Alternatives

Pervious alternatives to the specified surface may be used, subject to approval by the traffic engineer. All surfacing shall control dust, treat storm water to municipal standards, and be such that rock and other debris is not tracked off-site. If, after construction, the traffic engineer determines that the alternative is not adhering to these requirements, the surface shall be replaced.

The proposed section for the planned parking area is based on the recommendations provided by Northern Geotechnical Engineering (NGE) in their Assessment of the Proposed AS&G Recreational Sports Park – Anchorage, Alaska dated January 30th, 2023. NGE notes that undocumented fill has been placed to depths of up to 100 feet throughout Polen Park Tract 1 and Lancaster Tract A. Their letter further recommends a “floating” section for the parking lot which consists of 4” of RAP, above 36” of Type II/IIA, above a reinforcement geotextile fabric (Type B, Class 1). The cross section on the following page illustrates the proposed typical section as recommended by NGE.

The undocumented fill below the future parking area consists of various deleterious materials including organics, tree stumps, brush, grass, silts, clays and other unsuitable materials. Due to the variable fill material and uncompacted method of its placement, the parking area will likely experience differential settlement throughout the course of its lifespan. This settlement will impact the parking lot and require continued maintenance efforts to ensure a uniform surface. RAP is more favorable for regrading and maintenance upkeep than asphalt pavement.

February 20th, 2023
Subject: Polen Park Tract 1 & Lancaster Tract A – Request for RAP in lieu of Pavement
Case TBD
Page 2 of 2



A **PARKING LOT – TYPICAL SECTION**
SCALE: 1" = 10'

Utilizing RAP for a surface course would be a more cost effective and sustainable solution, especially given the fact that RAP will be placed above undocumented fill. Not only does it have a lower cost per square foot compared to traditional pavement, but it also reduces the amount of waste generated during the construction process. Additionally, the use of recycled asphalt has been shown to provide a durable and long-lasting surface that also provides excellent surface stability and skid resistance, making it a safe surface for both vehicles and pedestrians.

Please note, the parking lot connections to Sand Lake Road will provide 50 feet of asphalt pavement from the edge of the travel way to prevent tracking into the ROW. Additionally, section 21.07.090.H.12.b.v allows the Traffic Engineer to require replacement if the RAP surface is not functioning as necessary.

Triad Engineering, LLC respectfully requests your concurrence to utilize a RAP surface course in lieu of pavement for the proposed parking area as shown on the site plan for the Polen Park Tract 1 and Lancaster Tract A Conditional Use Permit application.

Thank you for your time and consideration in this matter. If you require additional information, please call 344-3114 or email me at brandonmarcott@triadak.com.

Sincerely,
Triad Engineering, LLC

Brandon Marcott, P.E.

Concurrence:

Bradley Coy, PE, Municipal Traffic Engineer

Attachments: Preliminary Geotechnical Engineering Assessment of the Proposed AS&G Recreational Sports Park – Anchorage, Alaska (NGE, January 30th, 2023)



March 5, 2019

NGE-TFT Project # 5290-19

AS&G Main Office
1040 O'Malley Road
Anchorage, Alaska

Attn: Ryan Mormon

RE: SLOPE STABILITY ANALYSIS FOR THE PROPOSED FILL PAD TO BE CONSTRUCTED IN THE SOUTH WEST CORNER OF THE PROJECT SITE LOCATED AT T12 R4W SEC10 SW4SW4 PARCEL 21, ANCHORAGE, ALASKA.

Ryan,

We (Northern Geotechnical Engineering, Inc. *d.b.a.* Terra Firma Testing) have completed our slope stability analysis for the above referenced project site.

Introduction

The project site is located on the north east corner of the intersection between West Dimond Boulevard and Sand Lake Road. The legal description of the site (as we understand it to be) is T12 R4W SEC10 SW4SW4 Parcel 21, Anchorage, Alaska.

The project site is approximately 40 acres in area. The northern portion of the site is permitted as a "clean fill site" and is currently used to dispose of clean construction waste. The south east portion of the project site is currently being developed and the surface grade is being bought up (using compacted lifts of silt/sand material) to a final elevation of between 120 ft and 126 ft. As a result, a slope with a 2:1 grade, and a vertical drop of up to to 46 ft, is being created along the northern and western edges of the fill pad.

The following letter describes our slope stability analysis of the above described slope. We chose to evaluate the portion of the slope with the greatest vertical relief, as identified on the proposed site grading plan, shown in Figure 1.

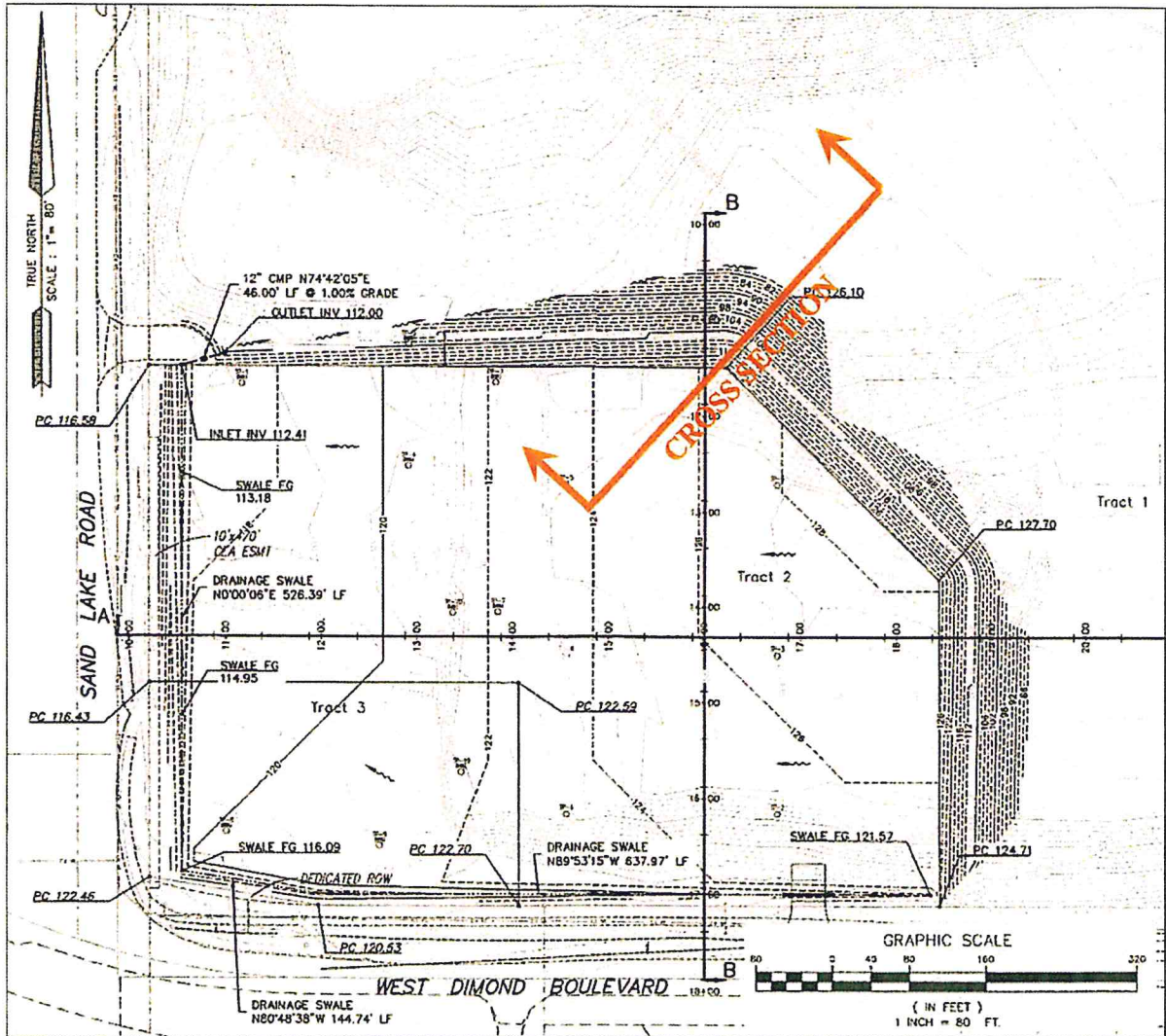
GeoStudio 2012 (SLOPE/W)

We used SLOPE/W to perform the slope stability analyses for this project. There are various methods available in SLOPE/W for calculating factors of safety. The Morgenstern-Price method generally results in a lower factor of safety than the other available methods, and is selected in our model. We select Mohr-Coulomb model to define the subsurface soil properties.

Seismic loads are simulated using a pseudo-static approach where a seismic coefficient (k) is defined to generate a destabilizing horizontal force. The seismic loading is equal to the seismic

coefficient (k) times the weight of the assumed failure wedge. The shear strength of the soil was assumed to be unaltered by seismic forces.

Figure 1: Project Site Grading Plan and Profile Section



Model Configuration

We present the topography map provided by the client in Figure 1 of this report. The soil parameters used in the analysis are estimated from the expected soil conditions at the project site and are as follows:

Silt/Sand: Unit Weight = 130 pcf; Cohesion = 400 psf; $\phi = 37^\circ$

Silty Sand: Unit Weight = 120 pcf; Cohesion = 175 psf; $\phi = 35^\circ$

Stiff Silt: Unit Weight = 135 pcf; Cohesion = 600 psf; $\phi = 35^\circ$

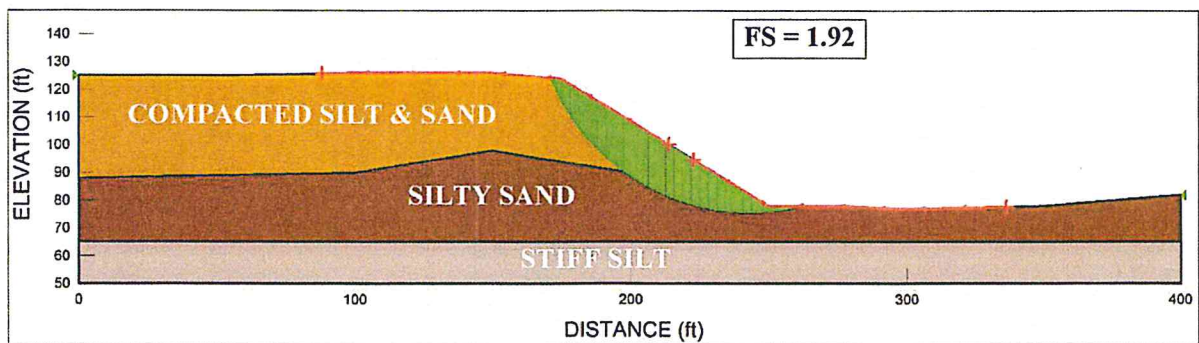
The project site is located in MOA Seismic Hazard Zone 2. We, therefore, used a seismic coefficient of 0.3g as recommended by the MOA for Seismic Hazard Zones 1, 2 and 3.

Conclusions and Recommendations

We ran analyses for two conditions: under static condition, and under a pseudo-static seismic load of 0.3g, to assess the slope stability with the proposed development at the site. We provide graphical plots of both analyses in Figures 2 and 3 of this report. Our modeling efforts suggest that:

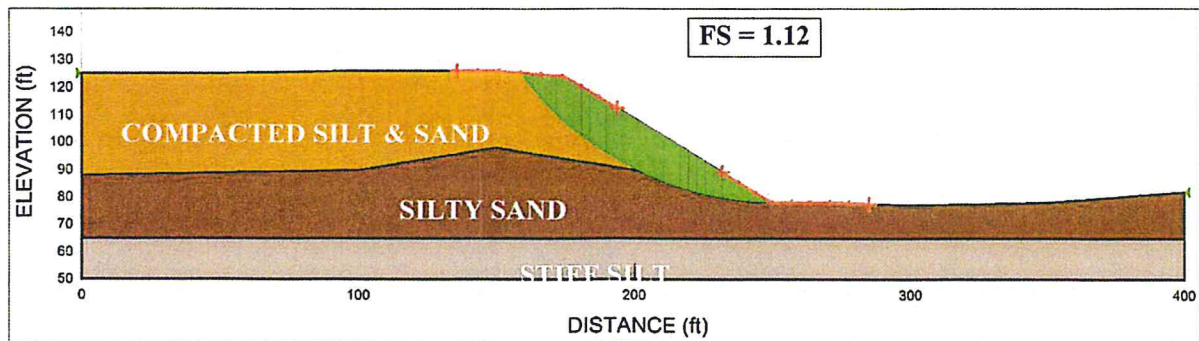
- The existing slope at the cross section location appears to be stable under static conditions with a minimum factor of safety 1.92 for the chosen soil parameters and the slope as shown on Figure 2.

Figure 2: Static Slope Stability Results



- The existing slope at the cross section location appears to be stable under a pseudo-static seismic load of 0.3g, with a minimum factor of safety 1.12 for the chosen soil parameters and the slope as shown on Figure 3.

Figure 2: Pseudo-Static Slope Stability Results



Slope Stability Analysis
T12 R4W SEC10 SW4SW4 Parcel 21, Anchorage, AK
AS&G
March 5, 2019

NGE-TFT Project #5209-19

We greatly appreciate the opportunity to provide you with our professional service. Please contact us directly with any questions or comments you may have regarding the information that we present in this letter, or if you have any other questions, comments, and/or requests.

Sincerely,
Northern Geotechnical Engineering, Inc. *d.b.a.* Terra Firma Testing



Andrew L. Fortt, PhD
Project Engineer



Keith F. Mobley, P.E.
President



January 30, 2023

NGE-TFT Project # 6605-23

Anchorage Sand and Gravel, Inc.
1040 O' Malley Road
Anchorage, Alaska

Attn: Ryan Morman – Operations Manager

RE: PRELIMINARY GEOTECHNICAL ENGINEERING ASSESSMENT OF THE PROPOSED AS&G RECREATIONAL SPORTS PARK – ANCHORAGE, ALASKA (PO#: 28636)

Ryan,

We (Northern Geotechnical Engineering, Inc. *d.b.a.* Terra Firma Testing) have completed a preliminary geotechnical engineering assessment of the proposed Anchorage Sand and Gravel (AS&G) Recreational Sports Park, located at the Sand Lake Pit in Anchorage, Alaska. The results of our assessment indicate that the subgrade conditions are suitable to support the proposed improvements, provided that proper engineering controls are incorporated into the design and construction of the proposed improvements. We detail our recommendations in the following letter.

1.0 Overview

The pit has already been filled with undocumented fill, close to 100 feet in some areas with more fill activities planned to bring the project site to final grade.

Based on meetings with AS&G, it is our understanding that the following features are being considered as a part of the proposed park:

- Year-round parking area
- Sports fields
- Multi-use trails
- Occasional use service roads
- Storage areas
- Pavilions
- Grass berm seating
- Light poles

2.0 Conclusions

The settlement of the non-structural fill and organics is unavoidable, but can be mitigated in the design phase. For areas where it is not economically feasible to mitigate the settlement, the settlement can be anticipated and handled as a part of maintenance and upkeep of the park.

We anticipate that any large organics (i.e., trees, stumps) that are deeply buried within the fill will take a long time to decompose and will not significantly contribute to the settlement of the site.

3.0 Recommendations

As needed, we have provided recommendations for the proposed features of the park in the following subsections.

As the project develops, we can be consulted to consider alternative design options. Additionally, we recommend having inspections at the time of construction to help finalize the design of proposed improvements.

3.1 Year-Round Parking Lot

We recommend using a “floating” section for the parking lot using geotextile fabric and appropriate amounts of classified structural fill. It is our understanding that RAP is planned to be used as the surface material. RAP is an acceptable material to use in a floating section and can more easily be repaired if any differential settlement occurs.

We recommend that there be a minimum 36-inch section of RAP and Type II/Type II-A over a reinforcement (Type B, Class I) geotextile fabric.

3.2 Occasional Use Service Roads

Our preliminary recommendation for gravel surfaced roads that are expected to have vehicular traffic is that the roads should be constructed with 36 inches of Type II/Type II-A on top of reinforcement geotextile fabric. The final design (i.e., section thickness) can be determined during construction when the subsurface conditions are exposed.

3.3 Multi-Use Trails

Soft-surface trails that have no vehicular traffic can be constructed with the desired surface material and 8 inches of Type II/Type II-A over geofabric.

Soft-surface trails that are anticipated to have any vehicular traffic (for trash collection, portable toilet maintenance, etc.) should be constructed with reinforcement. The final design can be determined during construction when the subsurface conditions are exposed. Underneath the desired surface material, preliminary options are: 1) to have a reinforcement geotextile fabric with a 36-inch layer of Type II/Type II-A on top; or 2) use a cellular confinement system, or geocells.

3.4 Sports Fields

The northern sports fields will most likely settle differentially due to the difference in fill thickness underneath the fields. We anticipate that the fields will settle towards the south. Keeping the fields flat is unlikely to be economically feasible. As such, we recommend anticipating needing to bring in fill periodically to maintain a level field. Cellular confinement systems are useful to mitigate differential movements over large areas.

It is our understanding that some of the fields will have vehicular traffic. Fields with vehicular traffic should be constructed with additional reinforcement underneath the topsoil. The final design can be determined during construction when the subsurface conditions are exposed. Preliminary options are: 1) to have a reinforcement geotextile fabric with a 36-inch layer of Type II/Type II-A on top; or 2) use a cellular confinement system, or geocells. A cellular confinement system may provide better drainage for topsoil and grass.

3.5 Pavilions

We recommend using a structural floating slab for the pavilions. If the slab settles differentially, foam can be used to re-level the slab.

3.6 Storage Areas

We recommend using either a 1) floating concrete slab; or 2) reinforcement geotextile fabric with a levelling course for the storage areas.

If the slab settles differentially, foam can be used to re-level the slab.

3.7 Light Poles

We recommend using a standard foundation for the light poles but having a provision in the design that allows for the light poles to be adjusted to be kept vertical.

4.0 Closure

We greatly appreciate the opportunity to provide you with our professional service. Please contact us directly with any questions or comments you may have regarding the information that we present in this letter, or if you have any other questions, comments, and/or requests.

Sincerely,
Northern Geotechnical Engineering, Inc. *d.b.a.* Terra Firma Testing

Josselynn P. Schneider-Curry, EIT
Project Engineer

Keith F. Mobley, P.E.
President



**Brailey Hydrologic
Consultants**

3527 North Point Drive
Anchorage, AK 99502
907-242-6324
dbrailey@alaska.net

January 28, 2023

Anchorage Sand & Gravel, Inc.
1040 O'Malley Road
Anchorage, AK 99515-3032

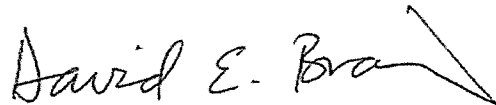
Attn: Mr. Ryan Mormon

Subject: Sand Lake Pit Conditional Use

Dear Ryan:

As explained in my February 13, 2020 letter (attached), the proposed increase in final grade at the Sand Lake fill site will not affect subsurface hydrology including groundwater quality or quantity in Sand Lake drinking water aquifers. The proposed change will not affect the quantity of surface runoff directed to the on-site stormwater detention basin, which is separated from drinking water aquifers by the Cohesive Facies of the Bootlegger Cove Formation (Figure 2, attached). Annual monitoring of perched aquifer wells indicates stable conditions over the past decade, during which the overall site drainage has remained constant (Brailey Hydrologic 2023). As a result, no impacts to subsurface hydrology are anticipated.

Sincerely,



David E. Brailey
Brailey Hydrologic Consultants

Brailey Hydrologic

3527 North Point Drive
Anchorage, AK 99502
phone: 907-248-0058
dbrailey@alaska.net

February 13, 2020

Anchorage Sand and Gravel Co., Inc.
1040 O'Malley Road
Anchorage, Alaska 99515-3032

Attn: Mr. Ryan Morman

Subject: MOA questions regarding Sand Lake groundwater

Dear Ryan:

During preparation of their staff report for the proposed amendment of Conditional Use Permit (CUP) No. 2010-005, the Municipality of Anchorage requested a simple explanation of the water table depth below final grade, and how this would affect groundwater contamination. This letter provides a summary of water table information beneath the Sand Lake fill site, and addresses the potential for groundwater contamination.

Groundwater beneath the Sand Lake fill site is perched on a low-permeability formation that was mapped extensively as part of post-1964 geotechnical studies (Ulery and Updike, 1983). The presence of this formation was confirmed by independent groundwater studies performed by the University of Alaska-Anchorage (Munk et al. 2004) and the University of Alaska-Fairbanks (Kane et al. 2008). This low-permeability formation (termed the cohesive facies of the Bootlegger Cove Formation) serves as a barrier between shallow groundwater and deeper drinking-water aquifers. Based on groundwater monitoring wells installed by AS&G, the flow direction of shallow groundwater beneath the Sand Lake fill site is toward the northwest, whereas the flow direction at the nearby Lucy Street fill site is toward the southeast (Figure 1). Figure 2 shows the vertical relationship between the two aquifers, indicating that the shallow aquifer is perched above the cohesive facies. Shallow groundwater was not encountered during installation of the Lucy Pit monitoring wells (Brailey 2010), which confirms the cohesive facies limit mapped by Ulery and Updike (Figure 1).

Consistent with conceptual models of the Anchorage Bowl (e.g., Figure 3), flow in the sea-level aquifer is toward Cook Inlet. An extensive well survey performed by the University of Alaska-Fairbanks shows that most Sand Lake drinking water wells tap aquifers below sea level, and that the deepest wells are located in the Sand Lake Subdivision (Figure 4).

Due to the fine-grained nature of the cohesive facies, the shallow aquifer beneath the Sand Lake fill site and the surrounding area is not suitable for water supply development. During

Figure 1. Water Table Elevation on December 19, 2019



Figure 2. Hydrogeologic Cross Section, Lucy Pit to Sand Lake Pit

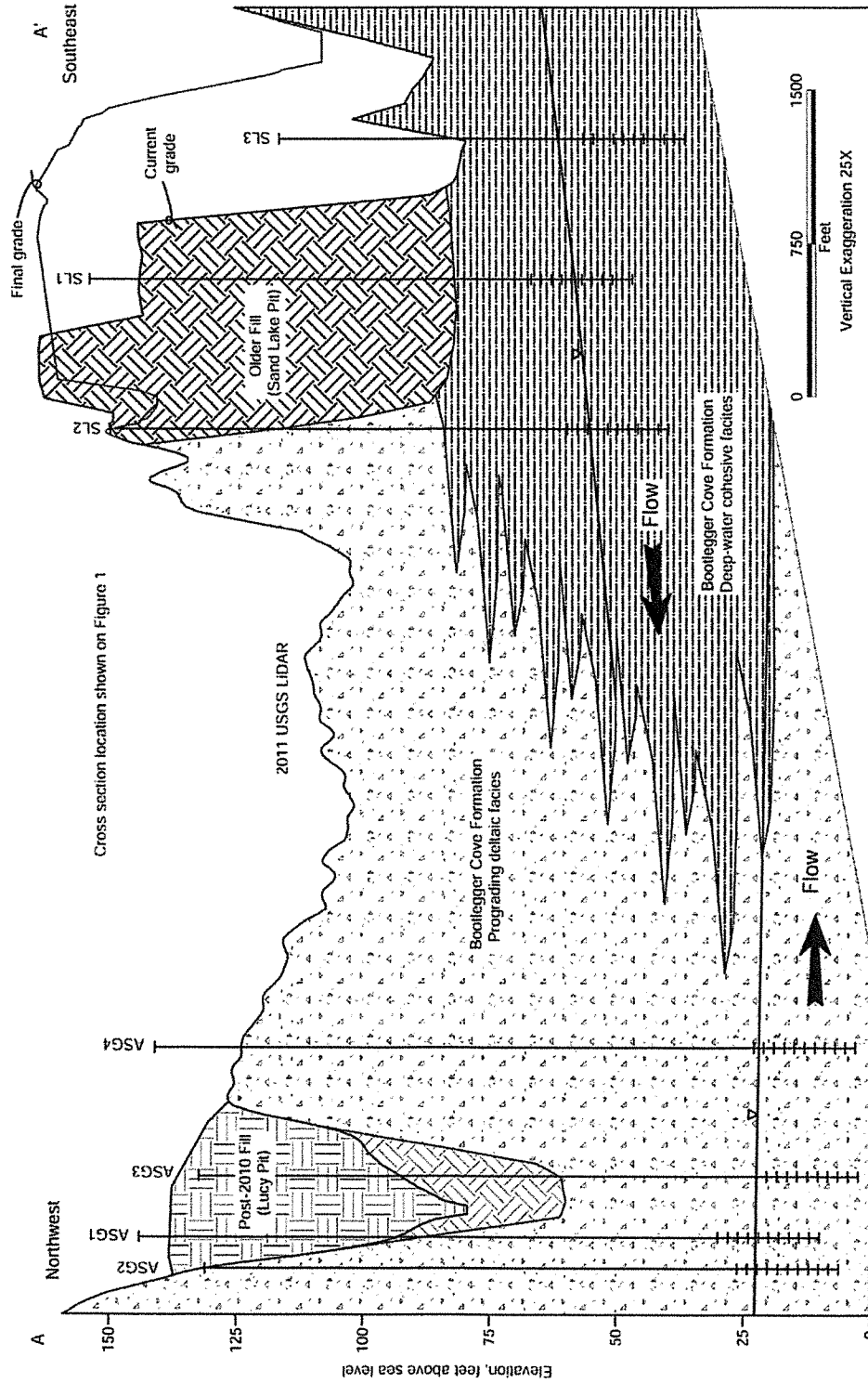
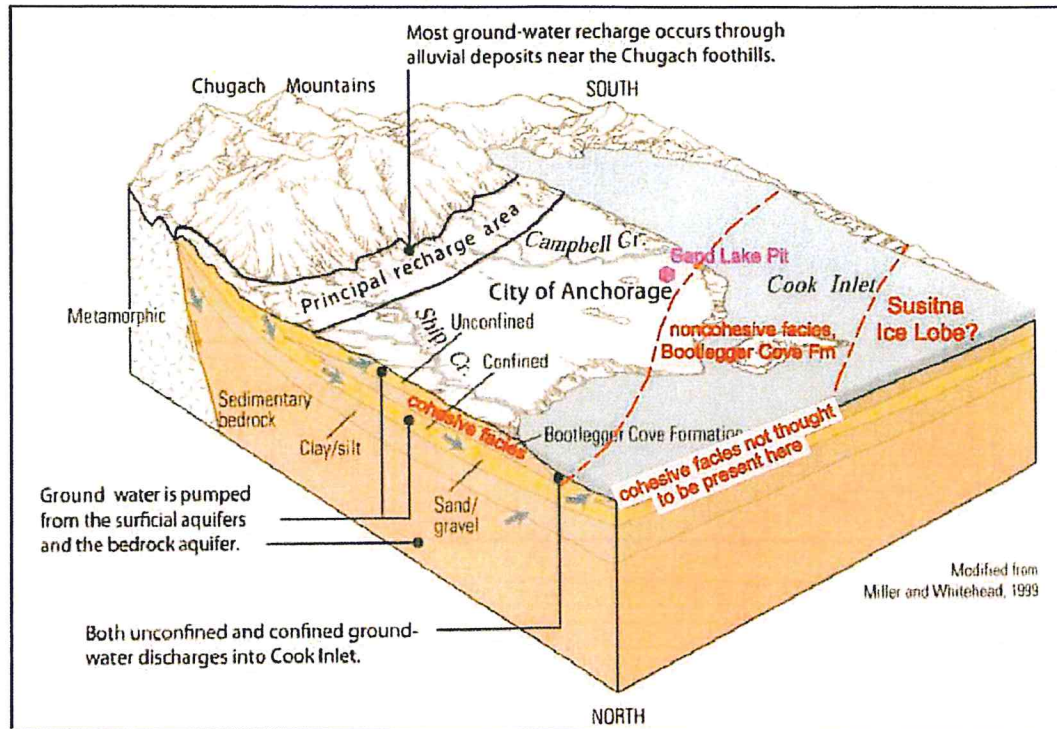


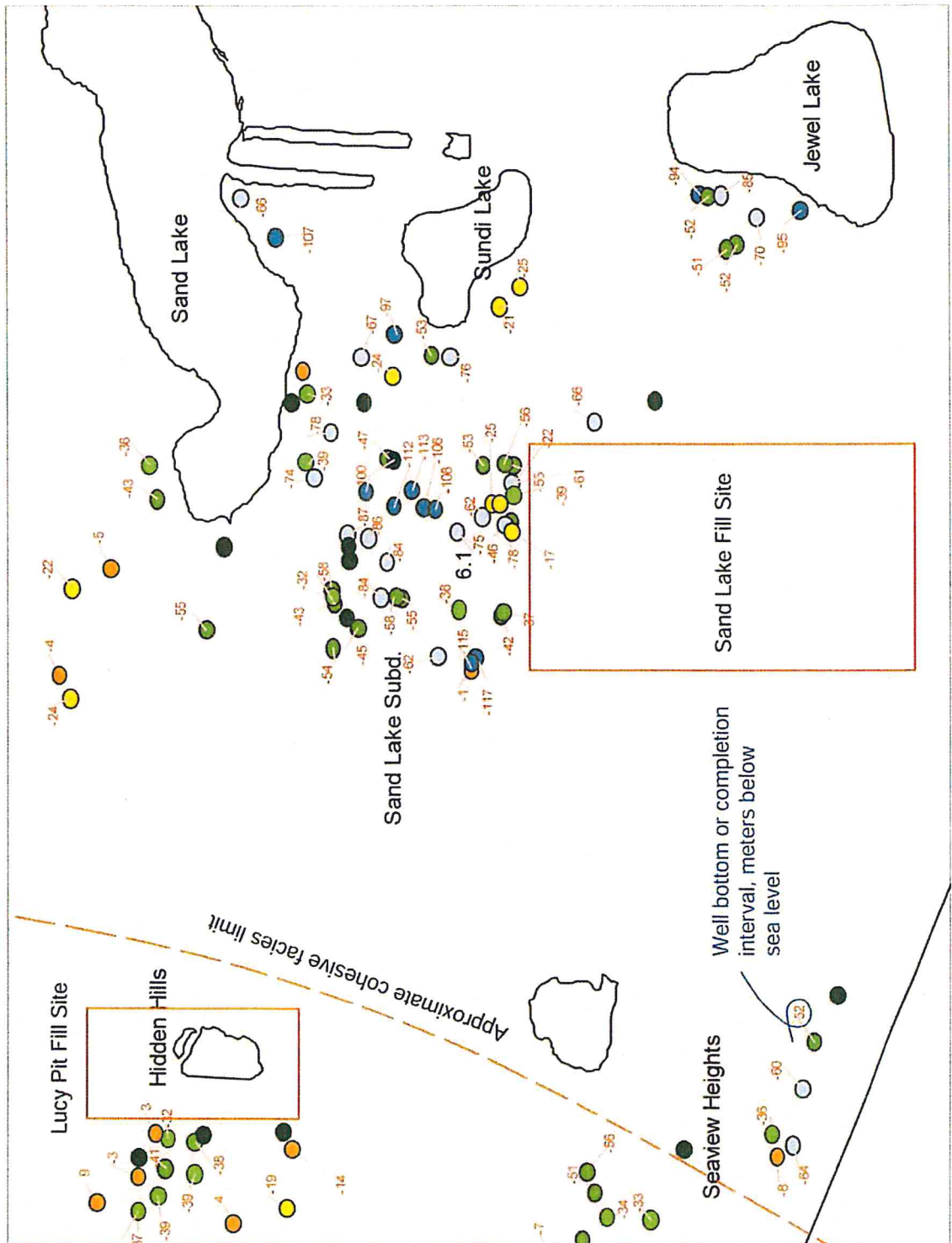
Figure 3. Conceptual Hydrogeologic Model of the Anchorage Bowl



installation of the Sand Lake monitoring wells, water was barely perceptible in the air-rotary cutting returns, and the well casings needed to be left overnight to determine whether sufficient water was available to warrant well completion. During sampling, the Sand Lake monitoring wells must be purged slowly to avoid dewatering, and standard well screens do not exclude the formation's fine-grained sediment. Excessive sediment in the discharge has caused damage to submersible sampling pump impellers. This explains why all of the drinking water wells identified by Kane et al. (2008) tap deeper aquifers (Figure 4).

Surface soils presently exposed in the southeast corner of the Sand Lake fill site consist of silty sand, which is consistent with the cohesive facies of the Bootlegger Cove Formation. As shown on Figure 2, final grade in this area will be about 40 feet above the water table. This substantial vertical separation, together with the fine-grained nature of the intervening soils, will tend to reduce the potential for groundwater contamination.

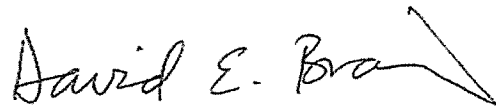
Figure 4. Well Completion Intervals from Kane et al. 2008



Mr. Ryan Morman
February 13, 2020
Page 6

Thank you for the opportunity to provide this information. Please call should you have any questions.

Sincerely,



David E. Braley
Braley Hydrologic

References Cited:

Braley Hydrologic Consultants (Braley) 2010. Groundwater Monitoring Plan, Lucy Street Fill Site. Braley Hydrologic Consultants, Anchorage, Alaska, November 2010.

Kane, D., Youcha, E., Billings, S., and R. Gieck, 2008. Flow Patterns and Chemistry of Groundwater Aquifers in Southwest Anchorage, Alaska. July 2008, University of Alaska Fairbanks, Water and Environmental Research Center, Report INE/WERC 08-03, Fairbanks, Alaska, 90 pp.

Munk, L., Metheny, M., and Schnabel, W. 2004. Review of Geologic and Hydrogeologic Studies Related to the Proposed Kincaid Estates Subdivision, Anchorage, Alaska. University of Alaska Anchorage, October 2004.

Ulery, C.A. and Updike, R.G. 1983. Subsurface Structure of the Cohesive Facies of the Bootlegger Cove Formation, Southwest Anchorage, Alaska. Alaska Division of Geological and Geophysical Surveys Professional Report No. 84.

SAND LAKE FILL SITE

Tract A, Lancaster & Tract 1, 2, & 3, Polen Park Subdivision

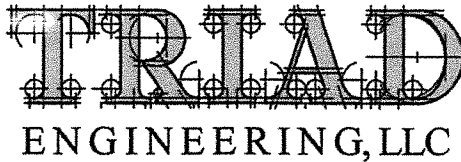
PRELIMINARY STORMWATER MANAGEMENT REPORT

Anchorage Sand & Gravel Co, Inc.

1040 O'Malley Road

Anchorage, AK 99507

Prepared By:



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January 2023

Prepared By: **Brandon J. Marcott, P.E.**



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1. Project Overview

1.1 Location

The project site is located in the northeast quadrant of the W. Dimond Boulevard and Sand Lake Road intersection in Anchorage, Alaska. The site address is 8501 Sand Lake Road. See below for a location map. Both Dimond Boulevard and Sand Lake Road are publicly dedicated streets owned and maintained by ADOT. In addition to these two streets, the site is bordered by residential development to the north and Jade Street Park and a residential development to the east. Vehicular access to the site is currently from Sand Lake Road. An additional access point is permitted from Dimond Boulevard when the site is subdivided and developed.

Due to the project's location, an orographic factor of 1.0 was used for this drainage analysis. An orographic map is included in Appendix 7.1.



Location Map

1.2 Description

The site is zoned PLI, R-2M SL and B-1A SL and contains four separate parcels, Tract A of Lancaster Subdivision and Tracts 1-3 of Polen Park Subdivision with a total area of approximately 79.2 acres. All parcels are owned by Anchorage Sand & Gravel Co, Inc. The site is currently operating under a Land Reclamation Conditional Use Permit for a fill operation. Approximately 10 acres in the southwest corner is planned for

commercial/residential use and the remaining 69.2 acres are to remain undeveloped as open space, soccer fields and parking.

1.3 Category Determination

The Anchorage Stormwater Manual, Version 1.0 (December 2017) will be used for the analysis and relevant stormwater management requirements. The project will disturb more than 10,000 square feet and is categorized as a "Large Project" per Table 3.3.1.

1.4 Drainage Project Notification

Mapping has been completed by Watershed Management in June of 2018. The site does not contain stream channels or MOA-identified drainageways.

2. Drainage Basin

2.1 Basin size

The overall drainage basin analyzed within this report is approximately 111 acres and includes portions of Sand Lake Road to the west, Jade Park baseball fields to the east, and portions of the existing neighborhood to the north up to W 82nd Avenue.

2.2 Existing Conditions & Land Cover

The site was once a natural resource extraction site and is currently undergoing land reclamation. The site has operated as a natural resource extraction site since 1979 and has received various types of fill over the past 40 years, including unusable excavated material, peat and concrete.

The primary landcover is bare soil and dirt access roads with some grass and mature vegetation present on site. Sand Lake Road and Dimond Boulevard contribute to the basin, as well as a residential neighborhood to the north, and Jade Park along with portions of the backyards of properties to the east of the parcel. The overall drainage basin is designated as a sink with the low point shown in the map on the following page. All 111 acres of the drainage basin contribute runoff. The proposed land cover for the basin is shown in the table below.

Contributing Pre-development Land Cover

| Land Cover | Slope | Area [Acre] | Percent |
|-----------------------------|-------|-------------|---------|
| Impervious | 1-4% | 17.7 | 15.9% |
| Bare Soil or Dirt Access Rd | 2-50% | 52.7 | 47.3% |
| Natural Forest (Poor) | 2-5% | 11 | 9.9% |
| Lawn (Moderate Slopes) | 1-5% | 30 | 26.9% |

2.3 Proposed Conditions & Land Cover

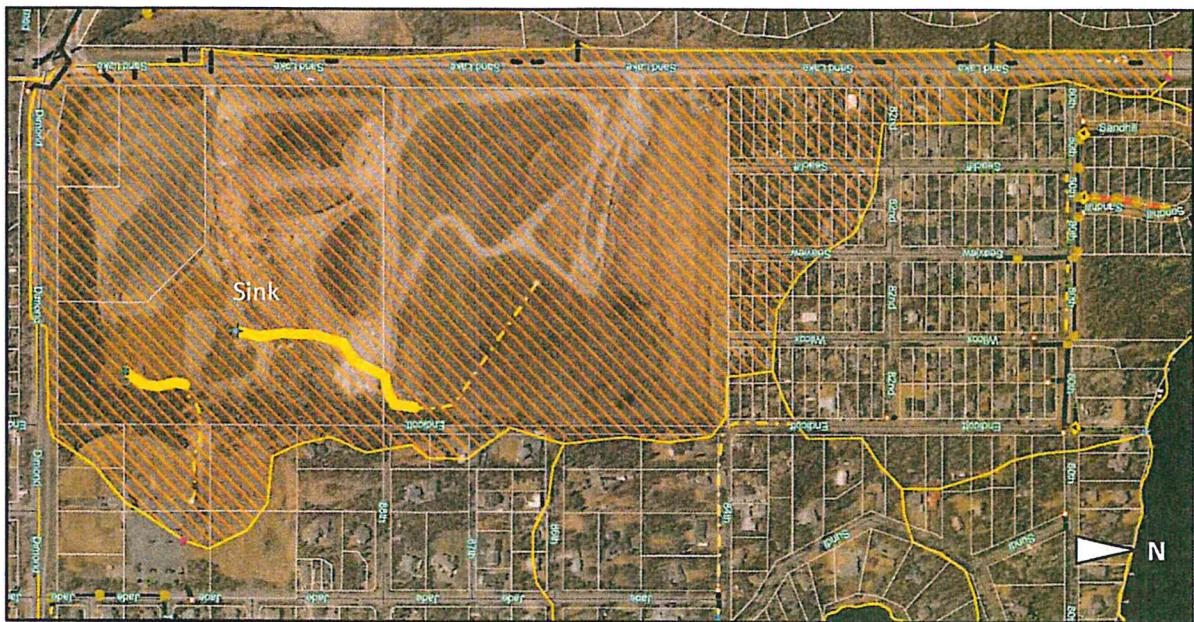
The future commercial/residential development within Tracts 2 and 3 creates approximately 8 acres of impervious area. Additionally, 4.3 acres of parking for the soccer fields within Tract A was modeled as impervious area. The remaining area, roughly 71.2 acres, was modeled as Lawn with varying slopes. The proposed land cover for the drainage basin is shown in the table on the following page.

Contributing Post-development Land Cover

| Land Cover | Slope | Area [Acre] | Percent |
|------------------------|-------|-------------|---------|
| Impervious | 1-4% | 33.1 | 29.8% |
| Lawn (Moderate Slopes) | 2-5% | 66.2 | 59.6% |
| Lawn (Steep Slopes) | 6-50% | 11.7 | 10.6% |

2.4 Map of Basin

See below for a map of the MOA-delineated drainage basin. The entire 111-acre basin drains to an existing low point on site near the south end of the existing fill operation. Portions of Sand Lake Road and the residential subdivision to the north eventually drain south into and through the project.



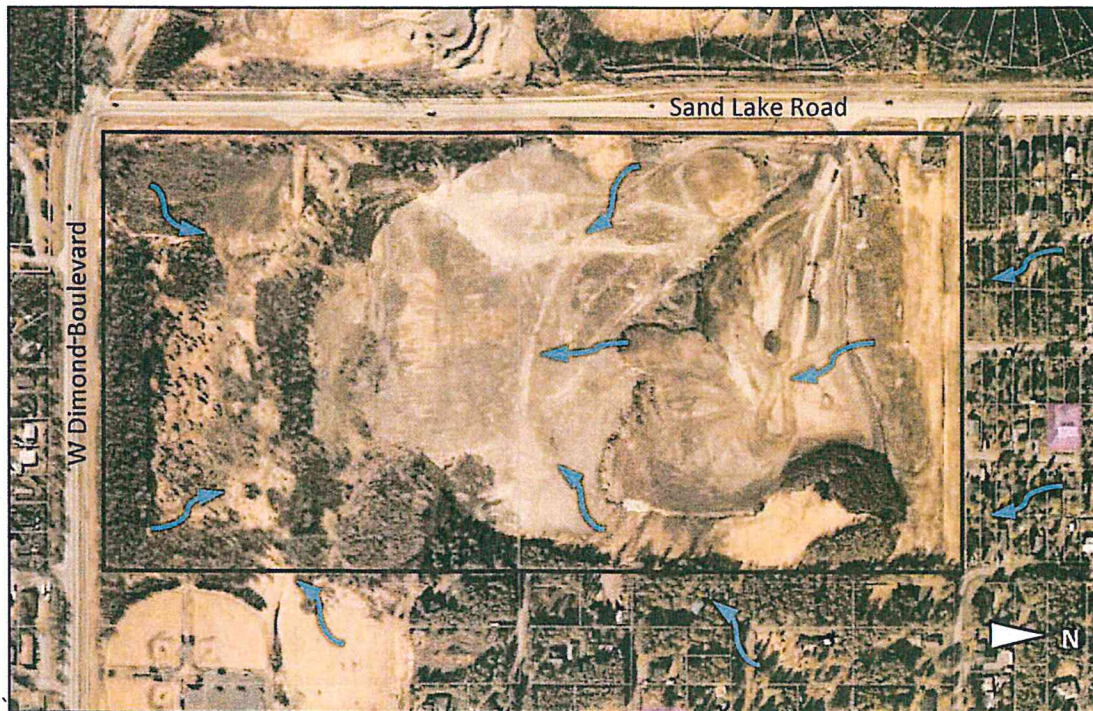
MOA Drainage Map – Screenshot 1/20/23

3. Existing Conditions

3.1 Predevelopment Site Plan

Existing conditions are shown on the following page. Overland flow from the contributing area sheet drains towards the project where, over time, it infiltrates on site.

There are no established storm drains or conveyance systems present on site. Runoff from surrounding drainage basins is collected in swales or catch basin inlets and conveyed through the municipal storm system where it is discharged to nearby water bodies including Jewel Lake, Sundi Lake, Sand Lake and Cook Inlet.



Pre-development Site Plan

3.2 Floodways, Floodplains and Problem Areas

The site is not located within a floodplain and there are no known problem areas in the project's immediate vicinity. There have been no known flooding incidents and there is no standing water visible at the low point on site.

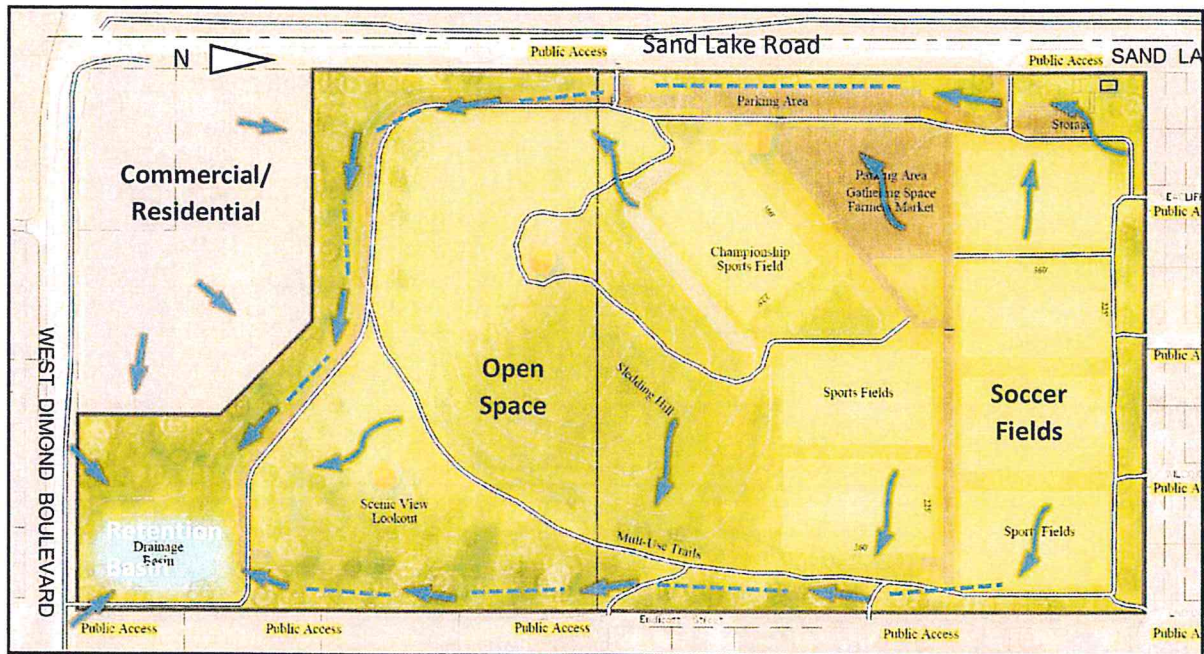
3.3 Soils

As mentioned in Section 2.2, portions of the site have received various fill types under a Conditional Use Permit. The material has been placed and track-walked to an unknown density. Based on the site's history and overall uncompacted nature of the fill, a hydrologic soils group "C" was used for the drainage analysis. The USGS Web Soil Survey has no data for the subject property or immediate surrounding area.

4. Proposed Conditions

4.1 Post-development Site Plan

Post-development conditions will include approximately 10 acres of commercial and residential development and approximately 69.2 acres of lawn and park land. Runoff will be collected in vegetated swales and directed to an onsite retention pond that will be sized to contain the entire 100-year storm event. A post-development site plan is shown on the following page.



Post-development Site Plan

4.2 Discharge Points and Receiving Water Bodies

There is no proposed off-site discharge point. All runoff from the entire 111-acre drainage basin will be contained and infiltrated on site.

5. Stormwater Controls Construction Consideration Plan

The primary controls used for stormwater management will be vegetated swales and a constructed retention pond. A piped storm drain system may be incorporated into the final design for the commercial/residential portion of the site. Any future piped systems within the commercial/residential area will outfall to the retention pond. Construction of a storm drain connection to the existing municipal system is not anticipated.

5.1 Vegetated Swale

Vegetated swales will be constructed around the perimeter of the open space and commercial area to pick up runoff generated on site as well as runoff flowing into the project from the surrounding area. The vegetated swales will be constructed per the Anchorage Stormwater Manual recommendations. To meet water quality requirements, the swales will be trapezoidal with a minimum 2-foot bottom and 3:1 maximum side slopes. The maximum longitudinal slope will be 6% and check dams will be installed as necessary to limit the velocity to 1 foot per second or less during the first 0.52 inches of rainfall.

5.2 Retention Pond

A retention pond will be constructed in the southeast corner of the project. The pond will be constructed per the Anchorage Stormwater Manual recommendations and is sized to retain the 100-year storm event on site. The footprint of the pond floor is approximately 40,000 square feet with 4:1 side slopes around the perimeter. Pond

depth varies between 10 and 15 feet. An infiltration rate of 0.5 in/hr was used. This is equivalent to 120 min/in and is based on an "upper limit" infiltration rate of 60 min/in with a factor of safety of 2.

6. Compliance with Stormwater Management Requirements

To comply with the stormwater management requirements, the predevelopment peak runoff was compared to post-development peak flows and the system was designed and sized to meet the requirements of Section 3 of the Anchorage Stormwater Manual.

The Autodesk Storm and Sanitary Sewer program was utilized to model the drainage system. SCS TR-55 methodology with hydrodynamic routing was used for the runoff model. The SCS Type I Cumulative Dimensionless 24-hour Rainfall Distribution in 6-minute increments (Anchorage Stormwater Manual Page D-3) was used for the precipitation model. Time of concentration values for the post-development sub-basins vary from 5 minutes to 45 minutes. Calculations are included in Appendix 7.3.

6.1 Water Quality Treatment

Stormwater management systems must be designed to provide water quality treatment through the use of Green Infrastructure. Treatment must be provided for runoff generated from the first 0.52 inches of rainfall from a 24-hour rainfall event preceded by 48 hours of no precipitation (Section 3.3.2.1).

The first 0.52 inches of precipitation will be treated through the use of vegetated swales and a constructed retention pond. Both of these management tools qualify as Green Infrastructure per Section 3.3.2.1.

6.2 Extended Detention (Channel Protection)

Extended detention is not required since the design will incorporate Green Infrastructure. However, all runoff generated by the 1-year event, is retained on site.

6.3 Conveyance

The storm system must be designed to convey the 10-year 24-hour event (Section 3.3.2.3).

The vegetated swales will be sized to convey the 10-year storm event. The swale used in the analysis is 2-feet deep, with a 2-foot bottom and 3:1 side slopes. At a 2% slope, the swale has a capacity of 111 cfs. The peak runoff carried by the swale during the 10-year event is 15 cfs or less than 14% of the swale's capacity. During the 10-year event, the maximum depth of flow is 0.6 feet with 1.4 feet of additional freeboard.

6.4 Detention and Peak Flow Control

For this analysis, Option 2 of Section 3.3.2.4 was utilized. Three requirements for Option 2 must be met:

1) Peak Flow Control

- a. *Maintain the post-development project runoff peak flow from the 10-year, 24-hour storm to less than or equal to the pre-development runoff peak flow at all project discharge points. AND*
- b. *Maintain the post-development project runoff peak flow from the 100-year, 24-hour storm to less than or equal to 1.05 times the pre-development runoff peak flows.*

The drainage design retains all runoff on site for both the 10 and 100-year events.

2) Project Flood Bypass: *Design bypass diversions for the post-development, 100-year, 24-hour storm runoff event or show an unobstructed, overland flow path safely bypassing project structures and/or overtopping project conveyance routes without impact to property affected by bypass route.*

No runoff is discharged off site during the 100-year event. The conveyance systems are designed to carry the peak flow from the 100-year event without adverse impacts to the site or to neighboring properties.

3) Downstream Impacts: *A downstream impact analysis is not required for this option if the project is located within the Anchorage Roads and Drainage Service Area (ARDSA).*

The project is located within ARDSA, therefore a downstream impact analysis is not required.

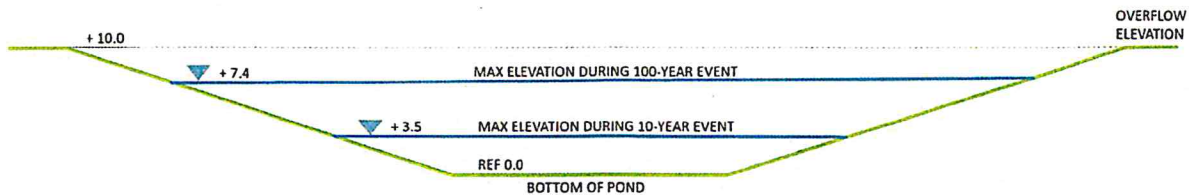
See the table below for a comparison of pre vs post-development flow rates.

Peak Runoff Rate Comparison

| Peak Flow [cfs] | Pre-development | Post-development | Fraction |
|------------------|-----------------|------------------|----------|
| 10 Year 24 Hour | 0 | 0 | 1.0 |
| 100 Year 24 Hour | 0 | 0 | 1.0 |

No runoff occurs during the 10 or 100-year event under pre-development conditions and no additional off-site runoff will be generated by the proposed development. Peak runoff for all events up to and including the 100-year storm will be collected onsite within a retention pond.

For this preliminary analysis, a retention pond footprint of 40,000 square feet with 4:1 side slopes and a max depth of 10 feet was used for the storage model. With these parameters, the basin reaches 28% capacity during the 10-year event and 68% capacity during the 100-year event. See below for a graphic depicting the retention basin cross section. Exact dimensions may change with the final grading design.



Calculations for the analysis are included in Appendix 7.3.

6.5 Downstream Impact Analysis

Not required for Option 2, Section 3.3.2.4.

6.6 Wetland Compliance

Not applicable, no wetlands are present on site.

6.7 Operations and Maintenance Plan

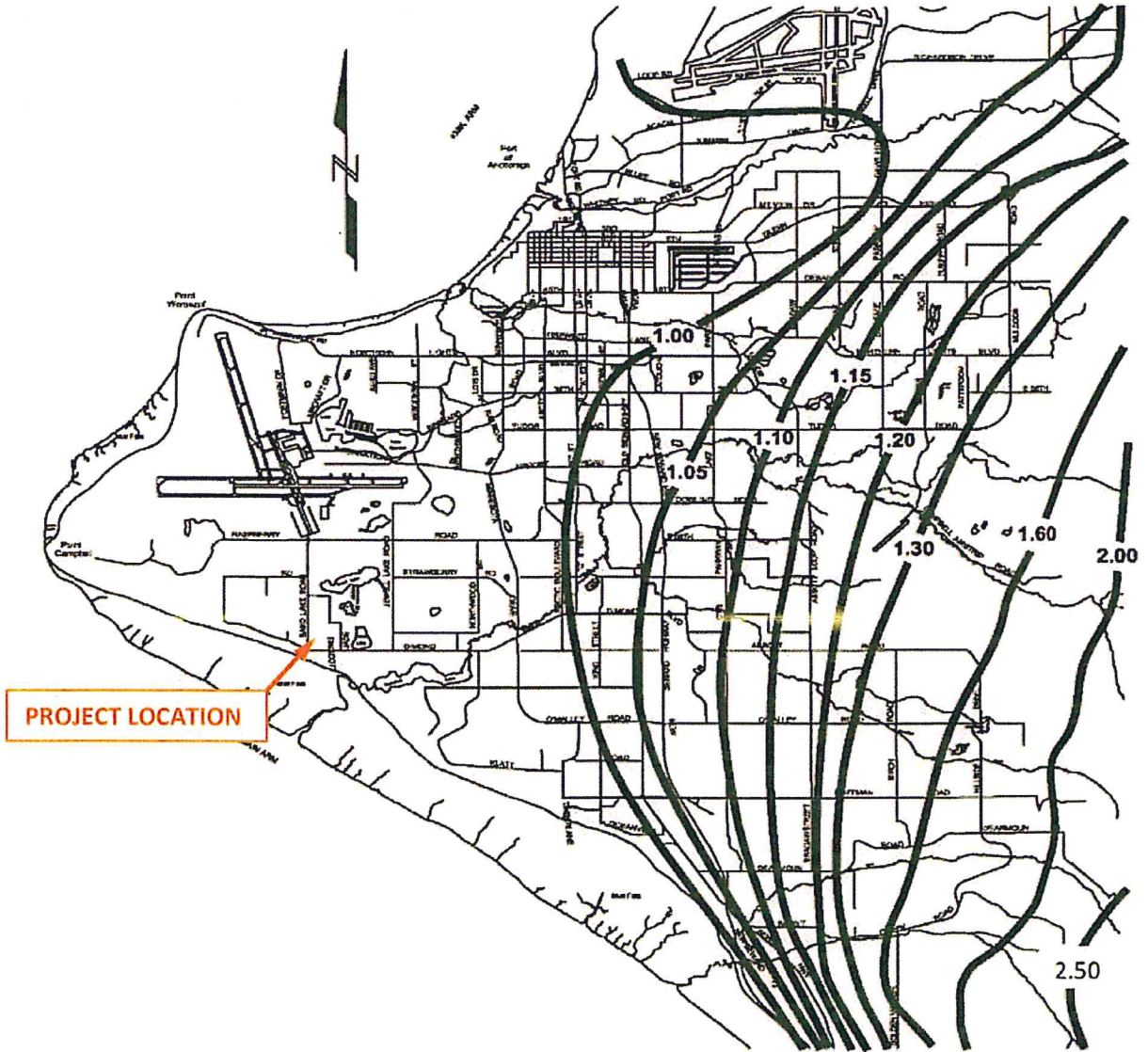
At a minimum, the vegetated swales will require periodic inspection for trash and debris and annual inspection of the soil and vegetation conditions. Revegetation and sediment removal will be required as necessary. The retention basin will also need to be periodically inspected for sediment, trash and debris, and the surrounding vegetation will require upkeep as part of the park's landscaping and maintenance plan.

6.7 Conclusion

The proposed stormwater management plan complies with all Anchorage Stormwater Manual requirements. Runoff generated by the development will be treated and conveyed with vegetated swales to a constructed retention basin. The retention feature is sized to retain the 100-year storm event.

7. Appendix

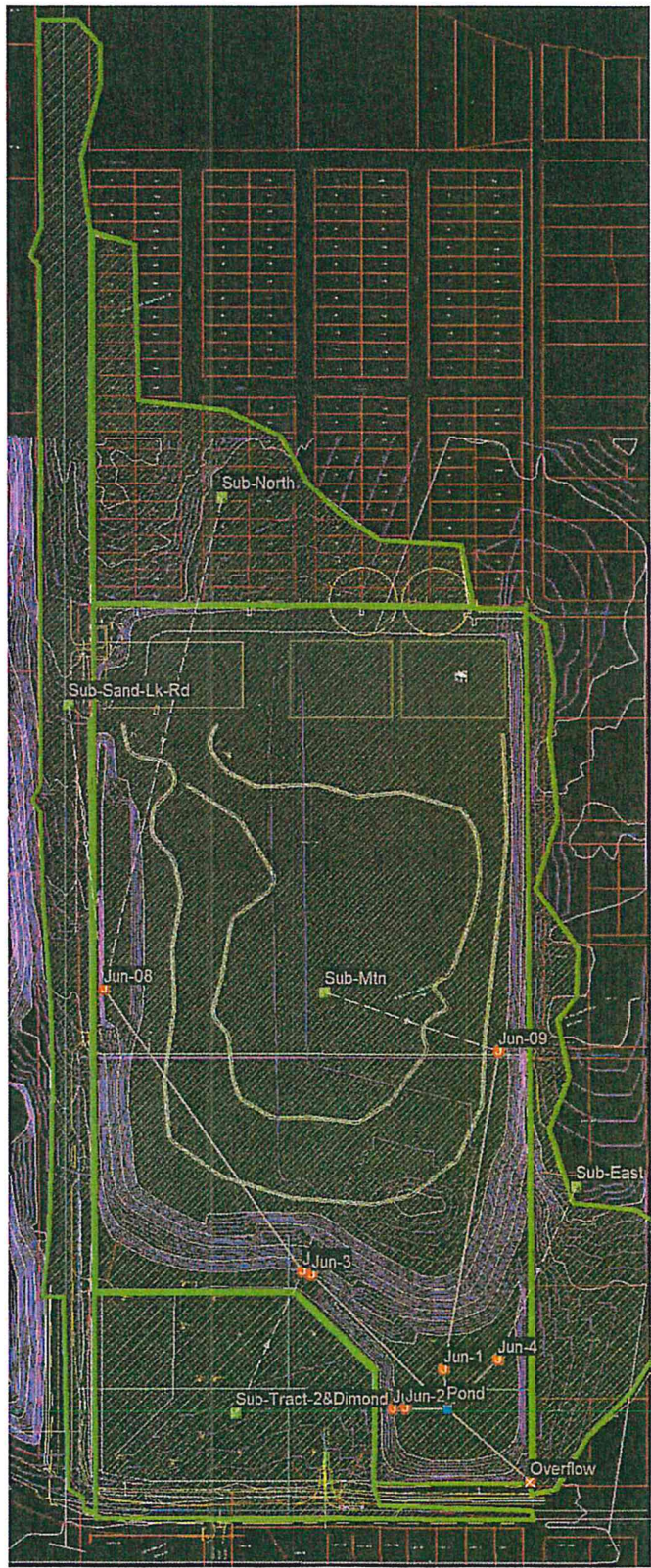
7.1 Orographic Map



7.2 Watershed Maps



Pre-development Watershed Map



Post-development Watershed Map

7.3 Hydrologic and Hydraulic Computations

Pre-development

Due to the drainage basin's characterization as a sink, all runoff from the basin is assumed to drain to the property and no runoff leaves the site.

Post-development

10-year, 24-hour

```

Autodesk® Storm and Sanitary Analysis 2016 - Version 12.0.42 (Build 0)
-----
*****
Project Description
*****
File Name ..... Postdev Drainage 8-26-19 NEW DCM.SPF

*****
Analysis Options
*****
Flow Units ..... cfs
Subbasin Hydrograph Method. SCS TR-55
Time of Concentration..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. Constant rate, free surface area
Starting Date ..... FEB-10-2015 00:00:00
Ending Date ..... FEB-11-2015 12:00:00
Report Time Step ..... 00:05:00

*****
Element Count
*****
Number of rain gages ..... 1
Number of subbasins ..... 5
Number of nodes ..... 11
Number of links ..... 10

*****
Rainsage Summary
*****
Gage      Date      Data      Recording
ID        Source   Type      Interval
-----
Rain Gage-01  10YR - 24HR NEW DCM CUMULATIVE  6.00
min

*****
Subbasin Summary
*****
Subbasin      Total
              Area
ID            acres
-----
Sub-East      9.50
Sub-Mtn       64.68
Sub-North     11.50
Sub-Sand-Lk-Rd  13.00
Sub-Tract-2&Dimond  12.10

*****
Node Summary
*****
Node      Element      Invert      Maximum      Ponded      External
ID        Type          Elevation   Elev.        Area        Inflow
              ft           ft           ft²
-----
Jun-08    JUNCTION      138.00      157.50      0.00
Jun-09    JUNCTION      136.00      138.00      0.00
Jun-1     JUNCTION      126.00      128.00      0.00
Jun-10    JUNCTION      126.20      128.20      0.00
Jun-11    JUNCTION      126.00      128.00      0.00
Jun-12    JUNCTION      132.50      138.50      0.00
Jun-2     JUNCTION      126.00      128.00      0.00
Jun-3     JUNCTION      125.90      127.90      0.00
Jun-4     JUNCTION      126.00      128.00      0.00
Overflow  OUTFALL       124.00      126.00      0.00
Fond      STORAGE       84.00       94.00      0.00

*****
Link Summary
*****
Link      From Node  To Node      Element      Length      Slope      Manning's
ID        ID         ID           Type         ft          %          Roughness
-----

```

| Link | Start Date | End Date | Type | Length (ft) | Area (sq ft) | Flow (cfs) |
|---------|------------|----------|---------|-------------|--------------|------------|
| Link-11 | Jun-1 | Fond | CHANNEL | 100.0 | 42.0000 | 0.0320 |
| Link-12 | Jun-2 | Fond | CHANNEL | 100.0 | 42.0000 | 0.0320 |
| Link-13 | Overflow | Fond | CHANNEL | 100.0 | 40.0000 | 0.0320 |
| Link-14 | Jun-3 | Fond | CHANNEL | 100.0 | 41.9000 | 0.0320 |
| Link-15 | Jun-4 | Fond | CHANNEL | 100.0 | 42.0000 | 0.0320 |
| Link-16 | Jun-08 | Jun-12 | CHANNEL | 553.9 | 4.0618 | 0.0320 |
| Link-17 | Jun-09 | Jun-1 | CHANNEL | 1000.0 | 1.0000 | 0.0320 |
| Link-18 | Jun-10 | Jun-2 | CHANNEL | 10.0 | 2.0000 | 0.0320 |
| Link-19 | Jun-11 | Jun-3 | CHANNEL | 5.0 | 2.0000 | 0.0320 |
| Link-20 | Jun-12 | Jun-11 | CHANNEL | 646.1 | 1.0061 | 0.0320 |

Cross Section Summary

| Link ID | Shape | Depth/Diameter (ft) | Width (ft) | No. of Barrels | Cross Sectional Area (ft ²) | Full Flow Hydraulic Radius (ft) | Design Flow Capacity (cfs) |
|---------|-------------|---------------------|------------|----------------|---|---------------------------------|----------------------------|
| Link-11 | RECT_OPEN | 2.00 | 10.00 | 1 | 20.00 | 1.43 | 763.47 |
| Link-12 | RECT_OPEN | 2.00 | 10.00 | 1 | 20.00 | 1.43 | 763.47 |
| Link-13 | RECT_OPEN | 2.00 | 10.00 | 1 | 20.00 | 1.43 | 745.07 |
| Link-14 | RECT_OPEN | 2.00 | 10.00 | 1 | 20.00 | 1.43 | 762.56 |
| Link-15 | RECT_OPEN | 2.00 | 10.00 | 1 | 20.00 | 1.43 | 763.47 |
| Link-16 | TRAPEZOIDAL | 2.50 | 17.00 | 1 | 23.75 | 1.33 | 269.28 |
| Link-17 | TRAPEZOIDAL | 2.00 | 14.00 | 1 | 16.00 | 1.09 | 78.80 |
| Link-18 | TRAPEZOIDAL | 2.00 | 14.00 | 1 | 16.00 | 1.09 | 111.44 |
| Link-19 | TRAPEZOIDAL | 2.00 | 14.00 | 1 | 16.00 | 1.09 | 111.44 |
| Link-20 | TRAPEZOIDAL | 2.00 | 14.00 | 1 | 16.00 | 1.09 | 79.04 |

| | Volume (acre-ft) | Depth (inches) |
|----------------------------|------------------|----------------|
| Runoff Quantity Continuity | | |
| Total Precipitation | 21.125 | 2.288 |
| Surface Runoff | 0.738 | 0.080 |
| Continuity Error (%) | -0.000 | |

| | Volume (acre-ft) | Volume (Mgallons) |
|-------------------------|------------------|-------------------|
| Flow Routing Continuity | | |
| External Inflow | 0.000 | 0.000 |
| External Outflow | 0.000 | 0.000 |
| Initial Stored Volume | 0.000 | 0.000 |
| Final Stored Volume | 3.507 | 1.143 |
| Continuity Error (%) | 0.477 | |

Composite Curve Number Computations Report

Subbasin Sub-East

| Soil/Surface Description | Area (acres) | Soil Group | CN |
|------------------------------|--------------|------------|-------|
| > 75% grass cover, Good | 8.50 | B | 61.00 |
| Paved parking & roofs | 1.00 | B | 98.00 |
| Composite Area & Weighted CN | 9.50 | | 64.89 |

Subbasin Sub-Mtn

| Soil/Surface Description | Area (acres) | Soil Group | CN |
|------------------------------|--------------|------------|-------|
| > 75% grass cover, Good | 60.38 | C | 74.00 |
| Paved parking & roofs | 4.30 | C | 98.00 |
| Composite Area & Weighted CN | 64.68 | | 75.60 |

Subbasin Sub-North

| Soil/Surface Description | Area (acres) | Soil Group | CN |
|------------------------------|--------------|------------|-------|
| Paved parking & roofs | 8.00 | B | 98.00 |
| > 75% grass cover, Good | 3.50 | B | 61.00 |
| Composite Area & Weighted CN | 11.50 | | 86.74 |

Subbasin Sub-Sand-Lk-Rd

| Soil/Surface Description | Area (acres) | Soil Group | CN |
|------------------------------|--------------|------------|-------|
| Paved parking & roofs | 11.70 | B | 98.00 |
| > 75% grass cover, Good | 1.30 | B | 61.00 |
| Composite Area & Weighted CN | 13.00 | | 94.30 |

Subbasin Sub-Tract-2&Diamond

| Soil/Surface Description | Area (acres) | Soil Group | CN |
|------------------------------|--------------|------------|-------|
| Paved parking & roofs | 8.10 | C | 98.00 |
| > 75% grass cover, Good | 4.00 | C | 74.00 |
| Composite Area & Weighted CN | 12.10 | | 90.07 |

 SCS TR-55 Time of Concentration Computations Report

Sheet Flow Equation

$$T_c = (0.007 * (n * L_f)^{0.8}) / ((P^{0.5}) * (S_f^{0.4}))$$

Where:

- Tc = Time of Concentration (hrs)
- n = Manning's Roughness
- Lf = Flow Length (ft)
- P = 2 yr, 24 hr Rainfall (inches)
- Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

- V = 16.1345 * (Sf^0.5) (unpaved surface)
- V = 20.3282 * (Sf^0.5) (paved surface)
- V = 15.0 * (Sf^0.5) (grassed waterway surface)
- V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
- V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
- V = 7.0 * (Sf^0.5) (short grass pasture surface)
- V = 5.0 * (Sf^0.5) (woodland surface)
- V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
- Tc = (Lf / V) / (3600 sec/hr)

Where:

- Tc = Time of Concentration (hrs)
- Lf = Flow Length (ft)
- V = Velocity (ft/sec)
- Sf = Slope (ft/ft)

Channel Flow Equation

$$V = (1.49 * (R^{2/3}) * (Sf^{0.5})) / n$$

$$R = Aq / Wp$$

$$T_c = (L_f / V) / (3600 \text{ sec/hr})$$

Where:

- Tc = Time of Concentration (hrs)
- Lf = Flow Length (ft)
- R = Hydraulic Radius (ft)
- Aq = Flow Area (ft²)
- Wp = Wetted Perimeter (ft)
- V = Velocity (ft/sec)
- Sf = Slope (ft/ft)
- n = Manning's Roughness

Subbasin Sub-East

Sheet Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|-----------|-----------|-----------|
| Manning's Roughness: | 0.40 | 0.00 | 0.00 |
| Flow Length (ft): | 150.00 | 0.00 | 0.00 |
| Slope (%): | 2.00 | 0.00 | 0.00 |
| 2 yr, 24 hr Rainfall (in): | 1.40 | 0.00 | 0.00 |
| Velocity (ft/sec): | 0.06 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 44.90 | 0.00 | 0.00 |

Shallow Concentrated Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|-----------|-----------|-----------|
| Flow Length (ft): | 1600.00 | 0.00 | 0.00 |
| Slope (%): | 6.00 | 0.00 | 0.00 |
| Surface Type: | Unpaved | Unpaved | Unpaved |
| Velocity (ft/sec): | 3.95 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 6.75 | 0.00 | 0.00 |

Total TOC (minutes): 51.66

Subbasin Sub-Mtn

Sheet Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|-----------|-----------|-----------|
| Manning's Roughness: | 0.40 | 0.00 | 0.00 |
| Flow Length (ft): | 150.00 | 0.00 | 0.00 |
| Slope (%): | 1.00 | 0.00 | 0.00 |
| 2 yr, 24 hr Rainfall (in): | 1.40 | 0.00 | 0.00 |
| Velocity (ft/sec): | 0.04 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 59.25 | 0.00 | 0.00 |

Shallow Concentrated Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|------------------|------------------|-----------|
| Flow Length (ft): | 500.00 | 2000.00 | 0.00 |
| Slope (%): | 1.00 | 2.00 | 0.00 |
| Surface Type: | Grassed waterway | Grassed waterway | Unpaved |
| Velocity (ft/sec): | 1.50 | 2.12 | 0.00 |
| Computed Flow Time (minutes): | 5.56 | 15.72 | 0.00 |

Total TOC (minutes): 80.53

Subbasin Sub-North

Sheet Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|-----------|-----------|-----------|
| Manning's Roughness: | 0.30 | 0.00 | 0.00 |
| Flow Length (ft): | 150.00 | 0.00 | 0.00 |
| Slope (%): | 2.00 | 0.00 | 0.00 |
| 2 yr, 24 hr Rainfall (in): | 1.40 | 0.00 | 0.00 |
| Velocity (ft/sec): | 0.07 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 35.67 | 0.00 | 0.00 |

Shallow Concentrated Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|-----------|-----------|-----------|
| Flow Length (ft): | 1500.00 | 0.00 | 0.00 |
| Slope (%): | 3.00 | 0.00 | 0.00 |
| Surface Type: | Unpaved | Unpaved | Unpaved |
| Velocity (ft/sec): | 2.79 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 8.96 | 0.00 | 0.00 |

Total TOC (minutes): 44.63

Subbasin Sub-Sand-Lk-Rd

Sheet Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|-----------|-----------|-----------|
| Manning's Roughness: | 0.20 | 0.00 | 0.00 |
| Flow Length (ft): | 100.00 | 0.00 | 0.00 |
| Slope (%): | 2.00 | 0.00 | 0.00 |
| 2 yr, 24 hr Rainfall (in): | 1.40 | 0.00 | 0.00 |
| Velocity (ft/sec): | 0.09 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 18.65 | 0.00 | 0.00 |

Shallow Concentrated Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|-----------|-----------|-----------|
| Flow Length (ft): | 2500.00 | 0.00 | 0.00 |
| Slope (%): | 3.00 | 0.00 | 0.00 |
| Surface Type: | Unpaved | Unpaved | Unpaved |
| Velocity (ft/sec): | 2.79 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 14.93 | 0.00 | 0.00 |

Total TOC (minutes): 33.58

Subbasin Sub-Tract-2&Diamond

Sheet Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|-----------|-----------|-----------|
| Manning's Roughness: | 0.01 | 0.00 | 0.00 |
| Flow Length (ft): | 150.00 | 0.00 | 0.00 |
| Slope (%): | 2.00 | 0.00 | 0.00 |
| 2 yr, 24 hr Rainfall (in): | 1.40 | 0.00 | 0.00 |
| Velocity (ft/sec): | 0.99 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 2.53 | 0.00 | 0.00 |

Shallow Concentrated Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|-----------|-----------|-----------|
| Flow Length (ft): | 700.00 | 0.00 | 0.00 |
| Slope (%): | 2.00 | 0.00 | 0.00 |
| Surface Type: | Paved | Unpaved | Unpaved |
| Velocity (ft/sec): | 2.87 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 4.07 | 0.00 | 0.00 |

Total TOC (minutes): 6.60

Subbasin Runoff Summary

| Subbasin ID | Total Precip in | Total Runoff in | Peak Runoff cfs | Weighted Curve Number | Time of Concentration days | hh:mm:ss |
|---------------------|-----------------|-----------------|-----------------|-----------------------|----------------------------|----------|
| Sub-East | 2.28 | 0.22 | 0.21 | 64.890 | 0 | 00:51:39 |
| Sub-Mtn | 2.28 | 0.55 | 6.91 | 75.600 | 0 | 01:20:31 |
| Sub-North | 2.28 | 1.11 | 4.10 | 86.740 | 0 | 00:44:37 |
| Sub-Sand-Lk-Rd | 2.28 | 1.69 | 8.07 | 94.300 | 0 | 00:33:34 |
| Sub-Tract-2&Diamond | 2.28 | 1.34 | 12.11 | 90.070 | 0 | 00:06:36 |

Node Depth Summary

| Node ID | Average Depth Attained ft | Maximum Depth Attained ft | Maximum HGL Attained ft | Time of Max Occurrence days hh:mm | Total Flooded Volume acre-in | Total Time Flooded minutes | Retention Time hh:mm:ss |
|----------|---------------------------|---------------------------|-------------------------|-----------------------------------|------------------------------|----------------------------|-------------------------|
| Jun-08 | 15.42 | 17.61 | 155.61 | 0 12:30 | 0 | 0 | 0:00:00 |
| Jun-09 | 0.19 | 0.80 | 136.80 | 0 13:05 | 0 | 0 | 0:00:00 |
| Jun-1 | 0.02 | 0.10 | 126.10 | 0 13:07 | 0 | 0 | 0:00:00 |
| Jun-10 | 0.00 | 0.00 | 126.20 | 0 00:00 | 0 | 0 | 0:00:00 |
| Jun-11 | 0.21 | 1.04 | 127.04 | 0 12:15 | 0 | 0 | 0:00:00 |
| Jun-12 | 0.17 | 0.85 | 133.35 | 0 12:32 | 0 | 0 | 0:00:00 |
| Jun-2 | 0.00 | 0.00 | 126.00 | 0 00:00 | 0 | 0 | 0:00:00 |
| Jun-3 | 0.03 | 0.17 | 126.07 | 0 12:16 | 0 | 0 | 0:00:00 |
| Jun-4 | 0.00 | 0.01 | 126.01 | 0 13:02 | 0 | 0 | 0:00:00 |
| Overflow | 0.00 | 0.00 | 124.00 | 0 00:00 | 0 | 0 | 0:00:00 |
| Pond | 1.93 | 3.49 | 87.49 | 1 01:27 | 0 | 0 | 0:00:00 |

Node Flow Summary

| Node ID | Element Type | Maximum Lateral Inflow cfs | Peak Inflow cfs | Time of Peak Inflow Occurrence days hh:mm | Maximum Flooding Overflow cfs | Time of Peak Flooding Occurrence days hh:mm |
|----------|--------------|----------------------------|-----------------|---|-------------------------------|---|
| Jun-08 | JUNCTION | 11.89 | 11.89 | 0 12:30 | 0.00 | |
| Jun-09 | JUNCTION | 6.91 | 6.91 | 0 13:05 | 0.00 | |
| Jun-1 | JUNCTION | 0.00 | 6.89 | 0 13:06 | 0.00 | |
| Jun-10 | JUNCTION | 0.00 | 0.00 | 0 00:00 | 0.00 | |
| Jun-11 | JUNCTION | 10.48 | 15.73 | 0 12:15 | 0.00 | |
| Jun-12 | JUNCTION | 0.00 | 11.86 | 0 12:30 | 0.00 | |
| Jun-2 | JUNCTION | 0.00 | 0.00 | 0 00:00 | 0.00 | |
| Jun-3 | JUNCTION | 0.00 | 15.48 | 0 12:16 | 0.00 | |
| Jun-4 | JUNCTION | 0.21 | 0.21 | 0 12:55 | 0.00 | |
| Overflow | OUTFALL | 0.00 | 0.00 | 0 00:00 | 0.00 | |
| Pond | STORAGE | 0.00 | 18.12 | 0 12:39 | 0.00 | |

Storage Node Summary

| Storage Node ID | Maximum Ponded Volume 1000 ft ³ | Maximum Ponded Volume (%) | Time of Max Ponded Volume days hh:mm | Average Ponded Volume 1000 ft ³ | Average Ponded Volume (%) | Maximum Storage Node Outflow cfs | Maximum Exfiltration Rate cfm | Time of Max. Exfiltration Rate hh:mm:ss | Total Exfiltrated Volume 1000 ft ³ |
|-----------------|--|---------------------------|--------------------------------------|--|---------------------------|----------------------------------|-------------------------------|---|---|
| Pond | 160.640 | 28 | 1 01:27 | 87.203 | 15 | 0.00 | 36.21 | 25:25:00 | 61.781 |

Outfall Loading Summary

| Outfall Node ID | Flow Frequency (%) | Average Flow cfs | Peak Inflow cfs |
|-----------------|--------------------|------------------|-----------------|
| Overflow | 0.00 | 0.00 | 0.00 |
| System | 0.00 | 0.00 | 0.00 |

Link Flow Summary

| Link ID | Element Type | Time of Peak Flow Occurrence days hh:mm | Maximum Velocity Attained ft/sec | Length Factor | Peak Flow during Analysis cfs | Design Flow Capacity cfs | Ratio of Maximum /Design Flow | Ratio of Maximum Flow Depth | Total Time Surcharged minutes | Reported Condition |
|---------|--------------|---|----------------------------------|---------------|-------------------------------|--------------------------|-------------------------------|-----------------------------|-------------------------------|--------------------|
| Link-11 | CHANNEL | 0 13:07 | 1.18 | 13.86 | 6.89 | 763.47 | 0.01 | 0.52 | 0 | Calculated |
| Link-12 | CHANNEL | 0 00:00 | 0.00 | 13.86 | 0.00 | 763.47 | 0.00 | 0.50 | 0 | Calculated |
| Link-13 | CHANNEL | 0 00:00 | 0.00 | 13.58 | 0.00 | 745.07 | 0.00 | 0.50 | 0 | Calculated |
| Link-14 | CHANNEL | 0 12:17 | 4.69 | 13.85 | 15.45 | 762.56 | 0.02 | 0.52 | 0 | Calculated |
| Link-15 | CHANNEL | 0 13:03 | 0.04 | 13.86 | 0.21 | 763.47 | 0.00 | 0.50 | 0 | Calculated |
| Link-16 | CHANNEL | 0 12:30 | 3.92 | 1.00 | 11.86 | 269.28 | 0.04 | 0.29 | 0 | Calculated |
| Link-17 | CHANNEL | 0 13:06 | 4.51 | 1.00 | 6.89 | 76.80 | 0.09 | 0.23 | 0 | Calculated |
| Link-18 | CHANNEL | 0 00:00 | 0.00 | 39.09 | 0.00 | 111.44 | 0.00 | 0.00 | 0 | Calculated |
| Link-19 | CHANNEL | 0 12:16 | 6.74 | 78.19 | 15.48 | 111.44 | 0.14 | 0.30 | 0 | Calculated |
| Link-20 | CHANNEL | 0 12:32 | 2.68 | 1.00 | 11.72 | 79.04 | 0.15 | 0.46 | 0 | Calculated |

Highest Flow Instability Indexes

All links are stable.

WARNING 117 : Conduit outlet invert elevation defined for Conduit Link-16 is below downstream node invert elevation.
Assumed conduit outlet invert elevation equal to downstream node invert elevation.
WARNING 002 : Max/rim elevation (depth) increased to account for connecting conduit height dimensions for Node Jun-08.

Analysis began on: Tue Jan 07 15:28:18 2020
Analysis ended on: Tue Jan 07 15:28:20 2020
Total elapsed time: 00:00:02

100-year, 24-hour

Autodesk® Storm and Sanitary Analysis 2016 - Version 12.0.42 (Build 0)

Project Description

File Name Postdev Drainage 8-26-19 NEW DCM.SPF

Analysis Options

Flow Units cfs
Subbasin Hydrograph Method..... SCS TR-55
Time of Concentration..... SCS TR-55
Link Routing Method Hydrodynamic
Storage Node Exfiltration..... Constant rate, free surface area
Starting Date FEB-10-2015 00:00:00
Ending Date FEB-11-2015 12:00:00
Report Time Step 00:05:00

Element Count

Number of rain gages 1
Number of subbasins 5
Number of nodes 11
Number of links 10

Raingage Summary

| Gage ID | Data Source | Data Type | Recording Interval | min |
|--------------|----------------|------------|--------------------|-----|
| Rain Gage-01 | 100-YR NEW DCM | CUMULATIVE | 6.00 | |

Subbasin Summary

| Subbasin ID | Total Area acres |
|---------------------|------------------|
| Sub-East | 9.50 |
| Sub-Mtn | 64.68 |
| Sub-North | 11.50 |
| Sub-Sand-Lk-Rd | 13.00 |
| Sub-Tract-26Diamond | 12.10 |

Node Summary

| Node ID | Element Type | Invert Elevation ft | Maximum Elev. ft | Ponded Area ft² | External Inflow |
|----------|--------------|---------------------|------------------|-----------------|-----------------|
| Jun-08 | JUNCTION | 138.00 | 157.50 | 0.00 | |
| Jun-09 | JUNCTION | 136.00 | 138.00 | 0.00 | |
| Jun-1 | JUNCTION | 126.00 | 128.00 | 0.00 | |
| Jun-10 | JUNCTION | 126.00 | 128.20 | 0.00 | |
| Jun-11 | JUNCTION | 126.00 | 128.00 | 0.00 | |
| Jun-12 | JUNCTION | 132.50 | 138.50 | 0.00 | |
| Jun-2 | JUNCTION | 126.00 | 128.00 | 0.00 | |
| Jun-3 | JUNCTION | 125.90 | 127.90 | 0.00 | |
| Jun-4 | JUNCTION | 126.00 | 128.00 | 0.00 | |
| Overflow | OUTFALL | 124.00 | 126.00 | 0.00 | |
| Pond | STORAGE | 84.00 | 94.00 | 0.00 | |

Link Summary

| Link ID | From Node | To Node | Element Type | Length ft | Slope % | Manning's Roughness |
|---------|-----------|---------|--------------|-----------|---------|---------------------|
| Link-11 | Jun-1 | Pond | CHANNEL | 100.0 | 42.0000 | 0.0320 |
| Link-12 | Jun-2 | Pond | CHANNEL | 100.0 | 42.0000 | 0.0320 |
| Link-13 | Overflow | Pond | CHANNEL | 100.0 | 40.0000 | 0.0320 |
| Link-14 | Jun-3 | Pond | CHANNEL | 100.0 | 41.9000 | 0.0320 |
| Link-15 | Jun-4 | Pond | CHANNEL | 100.0 | 42.0000 | 0.0320 |
| Link-16 | Jun-08 | Jun-12 | CHANNEL | 553.9 | 4.0618 | 0.0320 |
| Link-17 | Jun-09 | Jun-1 | CHANNEL | 1000.0 | 1.0000 | 0.0320 |
| Link-18 | Jun-10 | Jun-2 | CHANNEL | 10.0 | 2.0000 | 0.0320 |
| Link-19 | Jun-11 | Jun-3 | CHANNEL | 5.0 | 2.0000 | 0.0320 |
| Link-20 | Jun-12 | Jun-11 | CHANNEL | 646.1 | 1.0061 | 0.0320 |

Cross Section Summary

| Link ID | Shape | Depth/Diameter ft | Width ft | No. of Barrels | Cross Sectional Area ft² | Full Flow Hydraulic Radius ft | Design Flow Capacity cfs |
|---------|-----------|-------------------|----------|----------------|--------------------------|-------------------------------|--------------------------|
| Link-11 | RECT_OPEN | 2.00 | 10.00 | 1 | 20.00 | 1.43 | 763.47 |

| | | | | | | | |
|---------|-------------|------|-------|---|-------|------|--------|
| Link-12 | RECT_OPEN | 2.00 | 10.00 | 1 | 20.00 | 1.43 | 763.47 |
| Link-13 | RECT_OPEN | 2.00 | 10.00 | 1 | 20.00 | 1.43 | 745.07 |
| Link-14 | RECT_OPEN | 2.00 | 10.00 | 1 | 20.00 | 1.43 | 762.56 |
| Link-15 | RECT_OPEN | 2.00 | 10.00 | 1 | 20.00 | 1.43 | 763.47 |
| Link-16 | TRAPEZOIDAL | 2.50 | 17.00 | 1 | 23.75 | 1.33 | 269.28 |
| Link-17 | TRAPEZOIDAL | 2.00 | 14.00 | 1 | 16.00 | 1.09 | 78.80 |
| Link-18 | TRAPEZOIDAL | 2.00 | 14.00 | 1 | 16.00 | 1.09 | 111.44 |
| Link-19 | TRAPEZOIDAL | 2.00 | 14.00 | 1 | 16.00 | 1.09 | 111.44 |
| Link-20 | TRAPEZOIDAL | 2.00 | 14.00 | 1 | 16.00 | 1.09 | 79.04 |

| | | |
|----------------------------|---------|--------|
| ***** | Volume | Depth |
| Runoff Quantity Continuity | acre-ft | inches |
| ***** | ----- | ----- |
| Total Precipitation | 33.261 | 3.603 |
| Surface Runoff | 1.611 | 0.174 |
| Continuity Error (%) | -0.000 | |

| | | |
|-------------------------|---------|----------|
| ***** | Volume | Volume |
| Flow Routing Continuity | acre-ft | Mgallons |
| ***** | ----- | ----- |
| External Inflow | 0.000 | 0.000 |
| External Outflow | 0.000 | 0.000 |
| Initial Stored Volume | 0.000 | 0.000 |
| Final Stored Volume | 8.769 | 2.858 |
| Continuity Error (%) | 0.414 | |

Composite Curve Number Computations Report

Subbasin Sub-East

| Soil/Surface Description | Area (acres) | Soil Group | CN |
|------------------------------|--------------|------------|-------|
| > 75% grass cover, Good | 8.50 | B | 61.00 |
| Paved parking & roofs | 1.00 | B | 98.00 |
| Composite Area & Weighted CN | 9.50 | | 64.89 |

Subbasin Sub-Mtn

| Soil/Surface Description | Area (acres) | Soil Group | CN |
|------------------------------|--------------|------------|-------|
| > 75% grass cover, Good | 60.38 | C | 74.00 |
| Paved parking & roofs | 4.30 | C | 98.00 |
| Composite Area & Weighted CN | 64.68 | | 75.60 |

Subbasin Sub-North

| Soil/Surface Description | Area (acres) | Soil Group | CN |
|------------------------------|--------------|------------|-------|
| Paved parking & roofs | 8.00 | B | 98.00 |
| > 75% grass cover, Good | 3.50 | B | 61.00 |
| Composite Area & Weighted CN | 11.50 | | 86.74 |

Subbasin Sub-Sand-Lk-Rd

| Soil/Surface Description | Area (acres) | Soil Group | CN |
|------------------------------|--------------|------------|-------|
| Paved parking & roofs | 11.70 | B | 98.00 |
| > 75% grass cover, Good | 1.30 | B | 61.00 |
| Composite Area & Weighted CN | 13.00 | | 94.30 |

Subbasin Sub-Tract-2&Diamond

| Soil/Surface Description | Area (acres) | Soil Group | CN |
|------------------------------|--------------|------------|-------|
| Paved parking & roofs | 8.10 | C | 98.00 |
| > 75% grass cover, Good | 4.00 | C | 74.00 |
| Composite Area & Weighted CN | 12.10 | | 90.07 |

SCS TR-55 Time of Concentration Computations Report

Sheet Flow Equation

$$T_c = (0.007 * ((n * Lf)^{0.8}) / ((P^{0.5}) * (Sf^{0.4})))$$

Where:

- Tc = Time of Concentration (hrs)
- n = Manning's Roughness
- Lf = Flow Length (ft)
- P = 2 yr, 24 hr Rainfall (inches)
- Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

- V = 16.1345 * (Sf^{0.5}) (unpaved surface)
- V = 20.3282 * (Sf^{0.5}) (paved surface)
- V = 15.0 * (Sf^{0.5}) (grassed waterway surface)

V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
 V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
 V = 7.0 * (Sf^0.5) (short grass pasture surface)
 V = 5.0 * (Sf^0.5) (woodland surface)
 V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
 Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
 Lf = Flow Length (ft)
 V = Velocity (ft/sec)
 Sf = Slope (ft/ft)

Channel Flow Equation

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
 R = Aq / Wp
 Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
 Lf = Flow Length (ft)
 R = Hydraulic Radius (ft)
 Aq = Flow Area (ft²)
 Wp = Wetted Perimeter (ft)
 V = Velocity (ft/sec)
 Sf = Slope (ft/ft)
 n = Manning's Roughness

Subbasin Sub-East

Sheet Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|-----------|-----------|-----------|
| Manning's Roughness: | 0.40 | 0.00 | 0.00 |
| Flow Length (ft): | 150.00 | 0.00 | 0.00 |
| Slope (%): | 2.00 | 0.00 | 0.00 |
| 2 yr, 24 hr Rainfall (in): | 1.40 | 0.00 | 0.00 |
| Velocity (ft/sec): | 0.06 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 44.90 | 0.00 | 0.00 |

Shallow Concentrated Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|--------------|-----------|-----------|
| Flow Length (ft): | 1600.00 | 0.00 | 0.00 |
| Slope (%): | 6.00 | 0.00 | 0.00 |
| Surface Type: | Unpaved | Unpaved | Unpaved |
| Velocity (ft/sec): | 3.95 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 6.75 | 0.00 | 0.00 |
| Total TOC (minutes): | 51.66 | | |

Subbasin Sub-Mtn

Sheet Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|-----------|-----------|-----------|
| Manning's Roughness: | 0.40 | 0.00 | 0.00 |
| Flow Length (ft): | 150.00 | 0.00 | 0.00 |
| Slope (%): | 1.00 | 0.00 | 0.00 |
| 2 yr, 24 hr Rainfall (in): | 1.40 | 0.00 | 0.00 |
| Velocity (ft/sec): | 0.04 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 59.25 | 0.00 | 0.00 |

Shallow Concentrated Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|------------------|------------------|-----------|
| Flow Length (ft): | 500.00 | 2000.00 | 0.00 |
| Slope (%): | 1.00 | 2.00 | 0.00 |
| Surface Type: | Grassed waterway | Grassed waterway | Unpaved |
| Velocity (ft/sec): | 1.50 | 2.12 | 0.00 |
| Computed Flow Time (minutes): | 5.56 | 15.72 | 0.00 |
| Total TOC (minutes): | 80.53 | | |

Subbasin Sub-North

Sheet Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------------------|-----------|-----------|-----------|
| Manning's Roughness: | 0.30 | 0.00 | 0.00 |
| Flow Length (ft): | 150.00 | 0.00 | 0.00 |
| Slope (%): | 2.00 | 0.00 | 0.00 |
| 2 yr, 24 hr Rainfall (in): | 1.40 | 0.00 | 0.00 |
| Velocity (ft/sec): | 0.07 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 35.67 | 0.00 | 0.00 |

Shallow Concentrated Flow Computations

| | Subarea A | Subarea B | Subarea C |
|-------------------|-----------|-----------|-----------|
| Flow Length (ft): | 1500.00 | 0.00 | 0.00 |
| Slope (%): | 3.00 | 0.00 | 0.00 |
| Surface Type: | Unpaved | Unpaved | Unpaved |

```

Velocity (ft/sec):          2.79          0.00          0.00
Computed Flow Time (minutes): 8.96          0.00          0.00
-----
Total TOC (minutes):       44.63
    
```

Subbasin Sub-Sand-Lk-Rd

Sheet Flow Computations

| | | | |
|-------------------------------|-----------|-----------|-----------|
| | Subarea A | Subarea B | Subarea C |
| Manning's Roughness: | 0.20 | 0.00 | 0.00 |
| Flow Length (ft): | 100.00 | 0.00 | 0.00 |
| Slope (%): | 2.00 | 0.00 | 0.00 |
| 2 yr, 24 hr Rainfall (in): | 1.40 | 0.00 | 0.00 |
| Velocity (ft/sec): | 0.09 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 18.65 | 0.00 | 0.00 |

Shallow Concentrated Flow Computations

| | | | |
|-------------------------------|-----------|-----------|-----------|
| | Subarea A | Subarea B | Subarea C |
| Flow Length (ft): | 2500.00 | 0.00 | 0.00 |
| Slope (%): | 3.00 | 0.00 | 0.00 |
| Surface Type: | Unpaved | Unpaved | Unpaved |
| Velocity (ft/sec): | 2.79 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 14.93 | 0.00 | 0.00 |
| ----- | | | |
| Total TOC (minutes): | 33.58 | | |
| ----- | | | |

Subbasin Sub-Tract-2&Diamond

Sheet Flow Computations

| | | | |
|-------------------------------|-----------|-----------|-----------|
| | Subarea A | Subarea B | Subarea C |
| Manning's Roughness: | 0.01 | 0.00 | 0.00 |
| Flow Length (ft): | 150.00 | 0.00 | 0.00 |
| Slope (%): | 2.00 | 0.00 | 0.00 |
| 2 yr, 24 hr Rainfall (in): | 1.40 | 0.00 | 0.00 |
| Velocity (ft/sec): | 0.99 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 2.53 | 0.00 | 0.00 |

Shallow Concentrated Flow Computations

| | | | |
|-------------------------------|-----------|-----------|-----------|
| | Subarea A | Subarea B | Subarea C |
| Flow Length (ft): | 700.00 | 0.00 | 0.00 |
| Slope (%): | 2.00 | 0.00 | 0.00 |
| Surface Type: | Paved | Unpaved | Unpaved |
| Velocity (ft/sec): | 2.87 | 0.00 | 0.00 |
| Computed Flow Time (minutes): | 4.07 | 0.00 | 0.00 |
| ----- | | | |
| Total TOC (minutes): | 6.60 | | |
| ----- | | | |

Subbasin Runoff Summary

| Subbasin ID | Total Precip in | Total Runoff in | Peak Runoff cfs | Weighted Curve Number | Time of Concentration days | hh:mm:ss |
|---------------------|-----------------|-----------------|-----------------|-----------------------|----------------------------|----------|
| Sub-East | 3.59 | 0.79 | 1.84 | 64.890 | 0 | 00:51:39 |
| Sub-Mtn | 3.59 | 1.41 | 20.13 | 75.600 | 0 | 01:20:31 |
| Sub-North | 3.59 | 2.24 | 8.28 | 86.740 | 0 | 00:44:37 |
| Sub-Sand-Lk-Rd | 3.59 | 2.95 | 13.69 | 94.300 | 0 | 00:33:34 |
| Sub-Tract-2&Diamond | 3.59 | 2.54 | 22.40 | 90.070 | 0 | 00:06:36 |

Node Depth Summary

| Node ID | Average Depth Attained ft | Maximum Depth Attained ft | Maximum HGL Attained ft | Time of Max Occurrence days | hh:mm | Total Flooded Volume acre-in | Total Time Flooded minutes | Retention Time hh:mm:ss |
|----------|---------------------------|---------------------------|-------------------------|-----------------------------|-------|------------------------------|----------------------------|-------------------------|
| Jun-08 | 15.96 | 17.81 | 155.81 | 0 | 12:30 | 0 | 0 | 0:00:00 |
| Jun-09 | 0.32 | 1.33 | 137.33 | 0 | 13:01 | 0 | 0 | 0:00:00 |
| Jun-1 | 0.04 | 0.20 | 126.20 | 0 | 13:02 | 0 | 0 | 0:00:00 |
| Jun-10 | 0.00 | 0.00 | 126.20 | 0 | 00:00 | 0 | 0 | 0:00:00 |
| Jun-11 | 0.30 | 1.40 | 127.40 | 0 | 12:15 | 0 | 0 | 0:00:00 |
| Jun-12 | 0.24 | 1.12 | 133.62 | 0 | 12:32 | 0 | 0 | 0:00:00 |
| Jun-2 | 0.00 | 0.00 | 126.00 | 0 | 00:00 | 0 | 0 | 0:00:00 |
| Jun-3 | 0.05 | 0.25 | 126.15 | 0 | 12:16 | 0 | 0 | 0:00:00 |
| Jun-4 | 0.01 | 0.05 | 126.05 | 0 | 12:44 | 0 | 0 | 0:00:00 |
| Overflow | 0.00 | 0.00 | 124.00 | 0 | 00:00 | 0 | 0 | 0:00:00 |
| Fond | 4.28 | 7.42 | 91.42 | 1 | 01:38 | 0 | 0 | 0:00:00 |

Node Flow Summary

| Node ID | Element Type | Maximum Lateral Inflow cfs | Peak Inflow cfs | Time of Peak Inflow Occurrence days hh:mm | Maximum Flooding Overflow cfs | Time of Peak Flooding Occurrence days hh:mm |
|----------|--------------|----------------------------|-----------------|---|-------------------------------|---|
| Jun-08 | JUNCTION | 21.51 | 21.51 | 0 12:30 | 0.00 | |
| Jun-09 | JUNCTION | 20.10 | 20.10 | 0 13:00 | 0.00 | |
| Jun-1 | JUNCTION | 0.00 | 20.05 | 0 13:01 | 0.00 | |
| Jun-10 | JUNCTION | 0.00 | 0.00 | 0 00:00 | 0.00 | |
| Jun-11 | JUNCTION | 19.56 | 29.25 | 0 12:15 | 0.00 | |
| Jun-12 | JUNCTION | 0.00 | 21.47 | 0 12:30 | 0.00 | |
| Jun-2 | JUNCTION | 0.00 | 0.00 | 0 00:00 | 0.00 | |
| Jun-3 | JUNCTION | 0.00 | 28.87 | 0 12:16 | 0.00 | |
| Jun-4 | JUNCTION | 1.83 | 1.83 | 0 12:40 | 0.00 | |
| Overflow | OUTFALL | 0.00 | 0.00 | 0 00:00 | 0.00 | |
| Pond | STORAGE | 0.00 | 41.30 | 0 12:40 | 0.00 | |

Storage Node Summary

| Storage Node ID | Maximum Ponded Volume 1000 ft ³ | Maximum Ponded Volume (%) | Time of Max Ponded Volume days hh:mm | Average Ponded Volume 1000 ft ³ | Average Ponded Volume (%) | Maximum Storage Node Outflow cfs | Maximum Exfiltration Rate cfm | Time of Max. Exfiltration Rate hh:mm:ss | Total Exfiltrated Volume 1000 ft ³ |
|-----------------|--|---------------------------|--------------------------------------|--|---------------------------|----------------------------------|-------------------------------|---|---|
| Pond | 394.981 | 68 | 1 01:38 | 220.765 | 38 | 0.00 | 46.84 | 25:35:00 | 77.817 |

Outfall Loading Summary

| Outfall Node ID | Flow Frequency (%) | Average Flow cfs | Peak Inflow cfs |
|-----------------|--------------------|------------------|-----------------|
| Overflow | 0.00 | 0.00 | 0.00 |
| System | 0.00 | 0.00 | 0.00 |

Link Flow Summary

| Link ID | Element Type | Time of Peak Flow Occurrence days hh:mm | Maximum Flow Velocity Attained ft/sec | Length Factor | Peak Flow during Analysis cfs | Design Flow Capacity cfs | Ratio of Maximum /Design Flow | Ratio of Maximum Flow Depth | Total Time Surcharged minutes | Reported Condition |
|---------|--------------|---|---------------------------------------|---------------|-------------------------------|--------------------------|-------------------------------|-----------------------------|-------------------------------|--------------------|
| Link-11 | CHANNEL | 0 13:02 | 1.82 | 13.86 | 20.05 | 763.47 | 0.03 | 0.55 | 0 | Calculated |
| Link-12 | CHANNEL | 0 00:00 | 0.00 | 13.86 | 0.00 | 763.47 | 0.00 | 0.50 | 0 | Calculated |
| Link-13 | CHANNEL | 0 00:00 | 0.00 | 13.86 | 0.00 | 745.87 | 0.00 | 0.50 | 0 | Calculated |
| Link-14 | CHANNEL | 0 12:16 | 4.02 | 13.85 | 28.87 | 762.56 | 0.04 | 0.56 | 0 | Calculated |
| Link-15 | CHANNEL | 0 12:44 | 0.18 | 13.86 | 1.82 | 763.47 | 0.00 | 0.51 | 0 | Calculated |
| Link-16 | CHANNEL | 0 12:30 | 4.56 | 1.00 | 21.47 | 269.28 | 0.08 | 0.39 | 0 | Calculated |
| Link-17 | CHANNEL | 0 13:01 | 6.13 | 1.00 | 20.05 | 78.80 | 0.25 | 0.38 | 0 | Calculated |
| Link-18 | CHANNEL | 0 00:00 | 0.00 | 39.09 | 0.00 | 111.44 | 0.00 | 0.00 | 0 | Calculated |
| Link-19 | CHANNEL | 0 12:16 | 7.84 | 78.19 | 28.87 | 111.44 | 0.26 | 0.41 | 0 | Calculated |
| Link-20 | CHANNEL | 0 12:32 | 3.08 | 1.00 | 21.27 | 79.04 | 0.27 | 0.61 | 0 | Calculated |

Highest Flow Instability Indexes

All links are stable.

WARNING 117 : Conduit outlet invert elevation defined for Conduit Link-16 is below downstream node invert elevation. Assumed conduit outlet invert elevation equal to downstream node invert elevation.
WARNING 002 : Max/rim elevation (depth) increased to account for connecting conduit height dimensions for Node Jun-08.

Analysis began on: Tue Jan 07 15:32:41 2020
Analysis ended on: Tue Jan 07 15:32:42 2020
Total elapsed time: 00:00:01

7.4 Stormwater Management Design Drawings

Design drawings are attached with this report.

7.5 Operation and Maintenance Plan

An O&M Plan will be addressed within the Conditional Use narrative.



AS&G Recreational Park CUP
Summary of Community Meeting
January 16, 2023

MOA Planning Division Director
4700 Elmore Road
Anchorage, AK 99507

387 notices were mailed on December 21, 2022, 0 returned, see attached for content of notices.

Date and Time of Community Meeting: 01/12/2022 @ 6:00 PM
Presentation started at: 6:00 PM
Presentation ended at 6:59 PM
Participants: 19
Location: Zoom meeting
Subject: Proposed CUP for land reclamation and end use as park

Participants:

- | | | |
|-------------------------|------------------------|-------------------------|
| Craig Bennett (S4) | Steve Callaghan (S4) | Unknown phone caller #3 |
| Ryan Zines (AS&G) | Beck Morman | Jennifer Rose |
| Brandon Marcott (TRIAD) | Chris | Lindsay Hobson |
| Austin | Unknown phone caller#1 | Unknown phone caller #4 |
| Robert Hayes | Robert Rubey | Unknown |
| Ashley Austin | Unknown phone caller#2 | |
| Claire | Tobias Radke | |

This community meeting was held by S4 Group on January 12, 2023 at 6 PM via zoom. Previously, 387 notices were mailed out on November 21, 2022 for the regularly scheduled SLCC December meeting on 12/12/2022. However, the SLCC canceled that meeting due to weather conditions. The SLCC did not have a scheduled January meeting, so S4 Group set this one up. We are also planning on being present at the SLCC February meeting to answer any questions. The following is a brief summary of the questions and comments by the community.

Q: Is there enough parking and where would the snow storage be?

A: We are proposing 100-125 parking spaces in the main parking lot and 2 acres of overflow parking which is about 550 parking spaces all together. Previous parking requirements would have been 175 spaces for the 7 sports fields. Ample snow storage will be provided.

Q: What are the public access points on the site plan?

A: Each of those public access spots are on dedicated ROWs and to the adjacent Jade Park.

Q: What if people decide to start parking on the neighborhood roads to access the park instead of the provided parking lots?



A: We are providing ample parking for the park on-site. If parking becomes a problem on the nearby ROWs steps can be taken to help prevent it.

Q: Who will have access to the park? Specific organizations/schools/ non-profits?

A: Everyone will have access to the park.

Q: What will the rental prices be for use?

A: We do not know at this time.

Q: Can you speak to the map that showed berms - what height will the berms be? Will this project be raising the current land any higher

A: Approximately 8 ft berms with landscaping on top are being considered. The project site will match the site plan elevations once finished.

Q: For continued income, will the parking lot be considered for RV parking?

A: At this time, no.

Q: For security, what is the plan? Will someone be hired to stay overnight- especially for summer months, like the schools do for summer months? It would be a shame to see the issues from Jade Park and Jewel Lake move down further Dimond.

A: Gates will be locked outside hours of operation.

Q: Will the park have lights? How late will the lights be on?

A: Potentially, there may be lighting at the Championship field. The proposed paved parking lot may be required to have lighting. We are not planning on putting any lighting along the walking trails or regular soccer fields.

Q: Are the yellow boxes restrooms?

A: The yellow boxes on the site plan indicate pavilions. We are still looking into the best way to provide restrooms, likely porta-potties.

Q: Will there be "no parking" signs along the roads around the park so that the neighborhood doesn't get affected by the park?

A: We are providing approximately 550 parking spaces in the park, which is well over the recommended parking minimum of 175 spaces.

Q: Did all of the surrounding neighbors get notification of this meeting?

A: Notices of this meeting and the previous December meeting were sent out to the recipients on the MOA provided mailing list, which includes all residents within 500 linear feet of the project site.

Q: Is more fill going to come in?

A: Yes, to meet the site plan elevations.

Q: If homeless camps pop-up in the park will you have to wait 30 days for them to clear out?

A: No, as this is private property, we have the right to kick out any trespassers immediately.



Q: How wide will the multi-use trails be and what will they be made of?

A: They will be the width of a small dozer blade and will be made of gravel or something similar. We are still trying to figure that out?

Q: What is the anticipated end date of this project?

A: Based on historical numbers, we should be able to finish this within 9 years.

Q: Is there a plan for trash?

A: We will need to address how we are going to deal with trash, but do not have a solid plan yet.

Q: Is the drainage pond connected to AWWU?

A: No, it is an existing approved drainage basin from a previous CUP that is not connected to a Storm Drain.

Comments:

1. Please make sure you have signs for people to pick up their dog poop.
2. Electric provided at the pavilions and water provided by the parking would be preferable.
3. Thank you for moving forward with building a park and sports fields.

Overall, the main concerns voiced by the community were in regards to overflow parking on the nearby neighborhood streets and the water drainage plan for the site.

Community Meeting Notification: AS&G Recreational Sports Park CUP

Sand Lake Community Meeting
Date & Location:

JANUARY 12 @ 6 PM

Via Zoom @ zoom.us
Meeting ID: 381 739 7263
Passcode: 379146

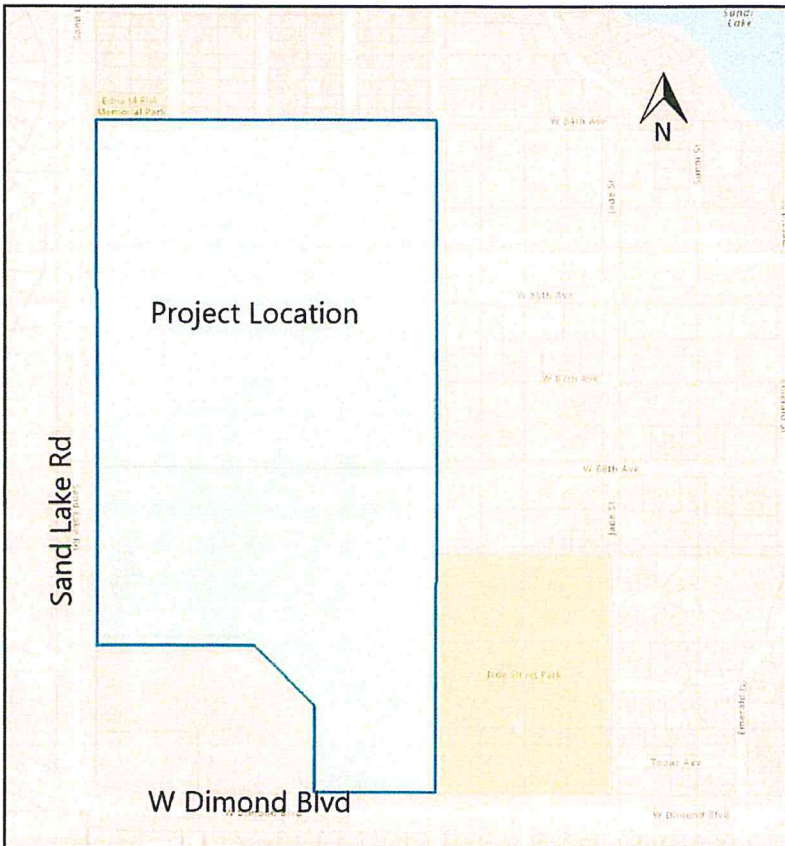
You can also dial in by phone: +1 253 215 8782

S4 Group, LLC will be presenting a Conditional Use Permit action to the Sand Lake community via zoom. The conditional use permit (CUP) is being proposed to allow for the transition into the eventual end use of the site as a sports park.

Representatives of the proposed project will provide an overview of the CUP 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 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.

For more information go to: s4ak.com/notice



«Name»
«Street»
«city», «state» «zip»

Community Meeting Notification: Sand Lake Sports Park CUP

Sand Lake Community Council Meeting
Date & Location:

DECEMBER 12 @ 6:30 PM

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

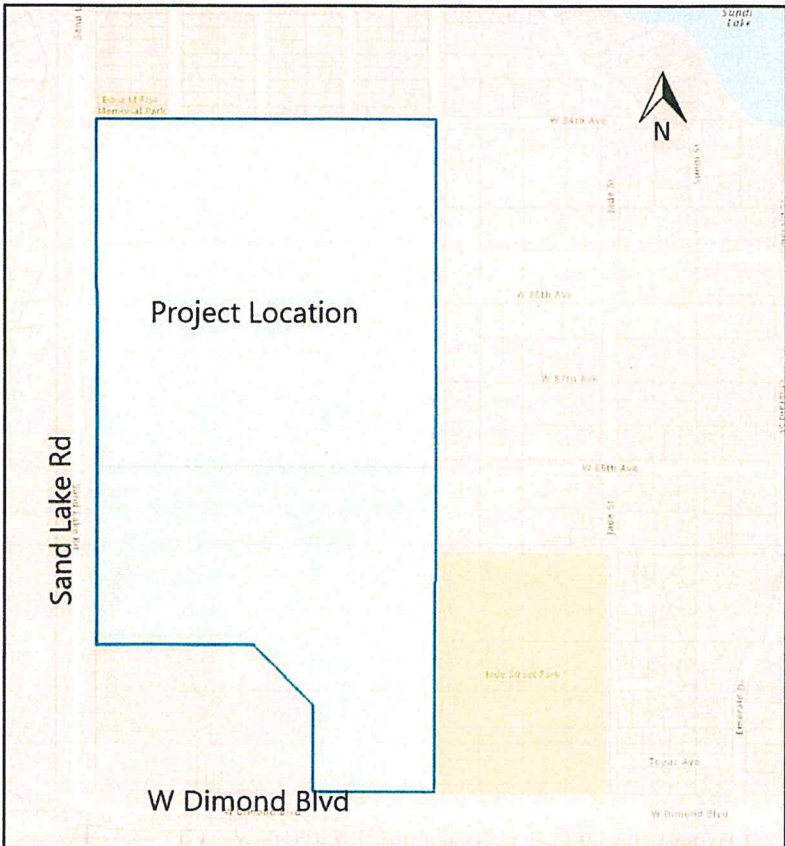
Please check the Sand Lake Council page on communitycouncils.org for possible meeting changes or updates.

S4 Group, LLC will be presenting a Conditional Use Permit action to the Sand Lake community council at their regularly scheduled December meeting. The project site is proposed to apply for a conditional use permit to allow for the eventual end use of the site as a sports park.

Representatives of the proposed project will provide an overview of the CUP 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 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.

For more information go to: s4ak.com/notice



«Name»
«Street»
«city», «state» «zip»

SAND LAKE RECLAMATION SITE CONDITIONAL USE

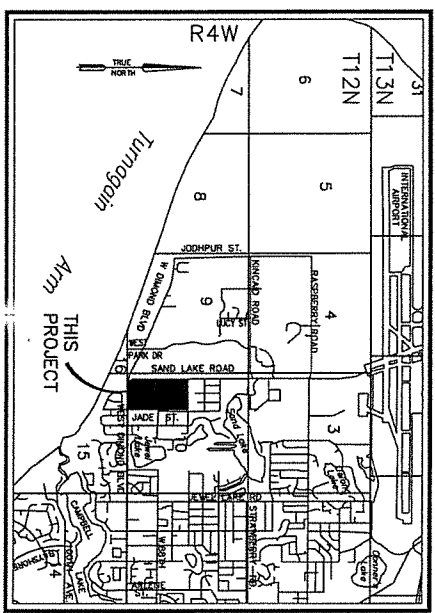
LANCASTER SUBDIVISION TRACT A POLEN PARK SUBDIVISION TRACTS 1-3

ENGINEERED BY: TRIAD ENGINEERING, LLC
P.O. BOX 111889
ANCHORAGE, AK 99511
(907) 561-6637

JANUARY 2023

SURVEYED BY: S4 GROUP, LLC
124 E. 7TH AVENUE
ANCHORAGE, AK 99501
(907) 308-8104

OWNER:
ANCHORAGE SAND & GRAVEL CO. INC.
1040 O'MALLEY ROAD
ANCHORAGE, AK 99516-3032
(907) 348-8433
CONTACT: RYAN MORMAN



LOCATION MAP
SCALE : 1 inch = 1/2 Mile

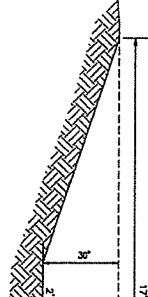
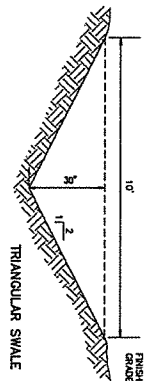
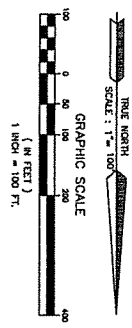
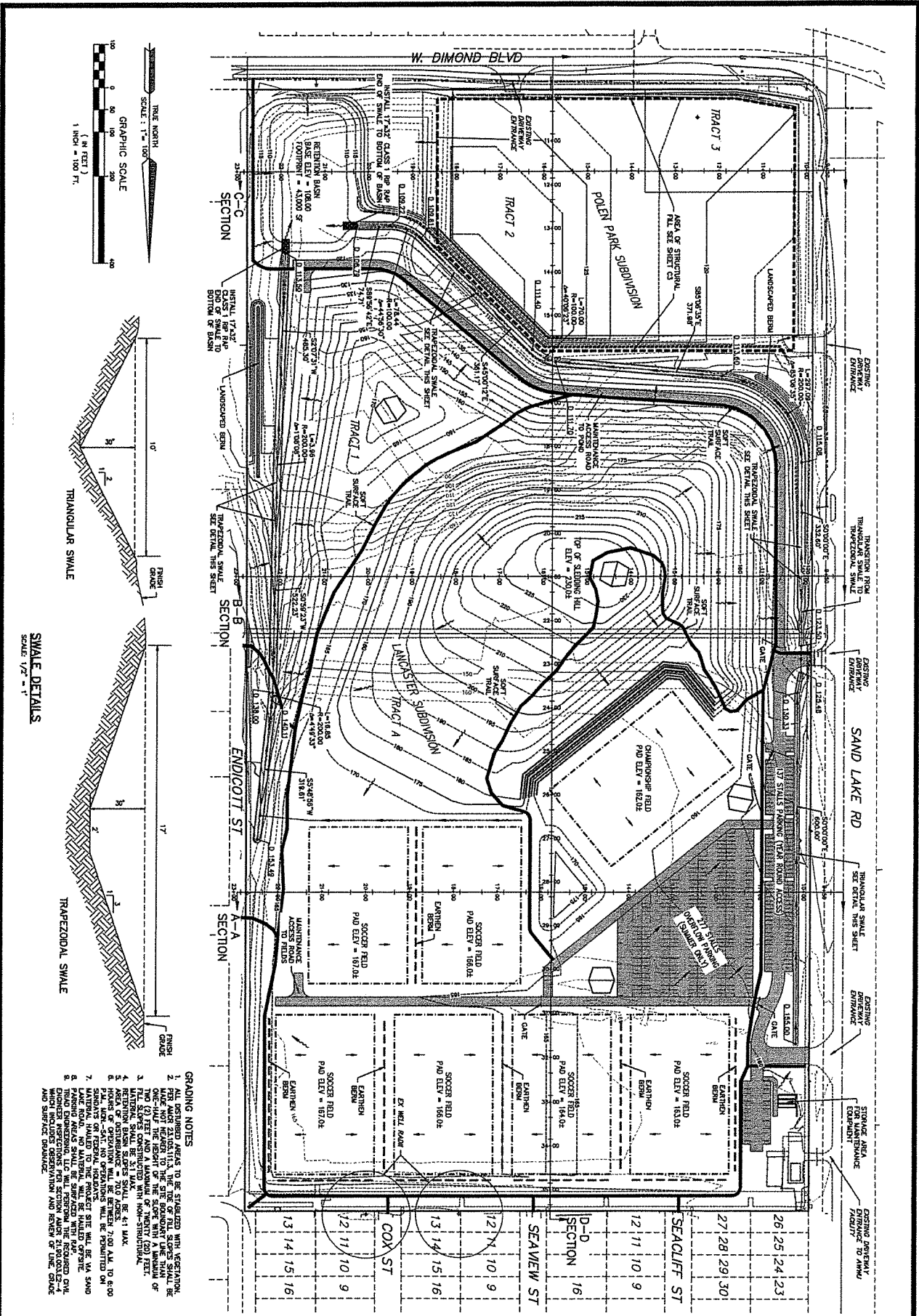
| DESCRIPTION | SHEET |
|------------------------------|---------|
| TITLE SHEET | C1 of 6 |
| GRADING PLAN | C2 of 6 |
| TRACTS 2 & 3 STRUCTURAL FILL | C3 of 6 |
| CROSS SECTION A-A & B-B | C4 of 6 |
| CROSS SECTION C-C & D-D | C5 of 6 |
| CROSS SECTION D-D CONT'D | C6 of 6 |

INDEX

| | | | | | |
|--|----------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| <p>RECORD DRAWING 1. DATA PROVIDED 2. DATA EXTRACTED 3. DATA REVISIONS</p> | <p>DATE: _____ BY: _____</p> | <p>DATE: _____ BY: _____</p> | <p>DATE: _____ BY: _____</p> | <p>DATE: _____ BY: _____</p> | <p>DATE: _____ BY: _____</p> |
| <p>LANCASTER SUB. TR A POLEN PARK SUB. TR 1-3 TITLE SHEET</p> | | | | | |
| | | | | | |
| | | | | | |

LANCASTER SUBDIVISION TRACT A
POLEN PARK SUBDIVISION TRACTS 1-3

| | | | | | | |
|----------|--------------------|---------|------|-----------|----|----|
| DESIGNED | DRAWN | CHECKED | DATE | REVISIONS | BY | CD |
| FILE | ASAC SAND LAKE TR | FILE | | | | |
| DATE | JAN 2023 | DATE | | | | |
| SCALE | HORIZONTAL SHOWING | VERT. | N/A | | | |



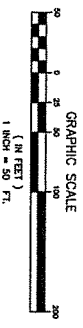
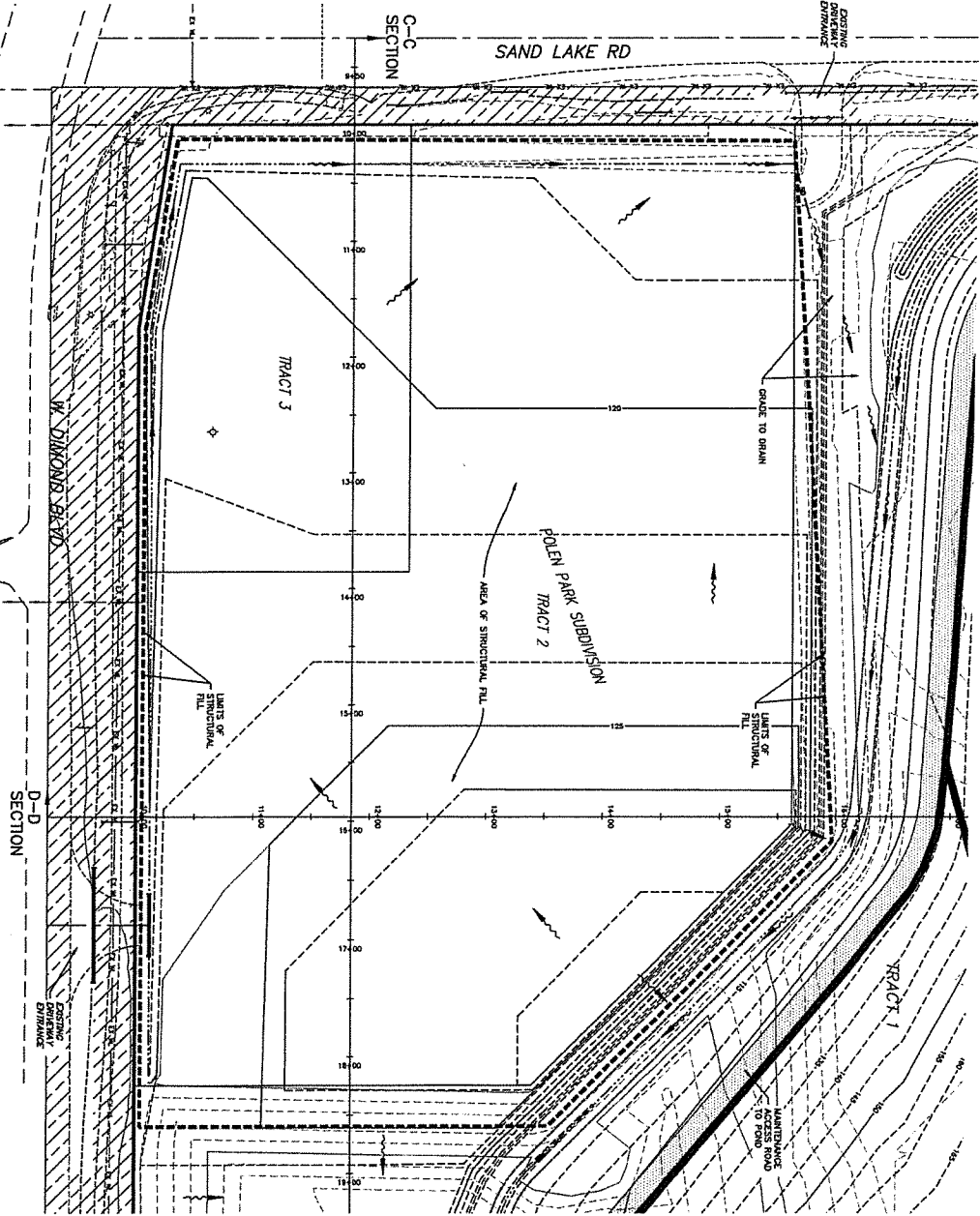
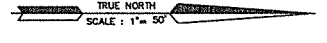
SWALE DETAILS
SCALE 1/2" = 1'

- GRADING NOTES**
1. ALL DIMENSIONS ARE TO BE STABILIZED WITH VEGETATION.
 2. FINISH ADJUSTMENTS SHALL BE MADE TO THE TOP OF ALL SLOPES SHALL BE MADE NOT LESSER TO THE SITE FOUNDATION LINE THAN 6" (6") FEET AND A MINIMUM OF TWENTY (20) FEET.
 3. ALL SLOPES CONSTRUCTED WITH NON-STRUCTURAL.
 4. RETENTION BARS SLOPES SHALL BE 4:1 MAX.
 5. ALL SLOPES SHALL BE PROTECTED WITH 7:00 GAL TO 6:00 GAL PER SQ YD OF SLOPE WITH 1/2" COARSE SAND.
 6. ALL NEW SLOPES OPERATIONS WILL BE PERMITTED ON ANY AREA MAINTAINED TO THE PROJECT SITE WILL BE VIA SAND LANE ROAD.
 7. ALL MATERIAL WILL BE Hauled OFF SITE.
 8. ROAD DIMENSIONS, L.S. WILL PERFORM THE REQUIRED CIVIL ENGINEERING WITH SECTION ADJUSTMENTS TO MAINTAIN PROPOSED DIMENSIONS AND DESIGN OF THE SWALE AND SURFACE DRAINAGE.

| | | | | | | | | | | | |
|--|--|--|--|-------------------------|--|-------------------------|--|------------------|--|------------------|--|
| DESIGNED DATE: 22-15-15 SCALE: HORIZ. 1" = 100' VERT. 1" = 10' FT. | | DRAWN DATE: JAN 2021 SHEET: C2 OF 6 | | CHECKED DATE: | | DATE 22-15-15 | | REVISIONS | | BY CXC | |
| <p align="center">LANCASTER SUB. TR A POLEN PARK SUB. TR 1-3 GRADING PLAN</p> | | | | | | | | | | | |
| <p>NOTICE: THIS PLAN IS THE PROPERTY OF TRIAD ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF TRIAD ENGINEERING, LLC IS STRICTLY PROHIBITED.</p> | | | | | | | | | | | |
| <p>REGISTERED PROFESSIONAL ENGINEER TRIAD ENGINEERING, LLC P.O. Box 111889 Raleigh, NC 27611 (919) 561-6537 www.triadeng.com</p> | | | | | | | | | | | |

STRUCTURAL FILL NOTES

1. SLOPES TO BE STABILIZED.
2. MATERIAL AND ITS COMPACTING WITH THE SOILS ENGINEER'S RECOMMENDATIONS, NO ROCK OR SOIL SHALL BE USED WITHIN A MAXIMUM DIMENSION GREATER THAN 12 INCHES.
3. PRIOR TO PLACING FILL MATERIAL, THE EXISTING SURFACE SHALL BE REGRADED TO PROVIDE A BOND WITH THE PROPOSED FILL. EXISTING SOILS MAY BE SPREAD OVER EXISTING FILL TO A MINIMUM DEPTH OF 6 INCHES.
4. FILL SHALL BE PLACED IN LIFTS OF 6 INCHES TO 8 INCHES. THE TOP OF EACH LIFT SHALL BE COMPACTED TO THE PROPOSED FINISH GRADE. THE TOP OF EACH LIFT SHALL BE SPREAD OVER TO THE PROPOSED FINISH GRADE. THE TOP OF EACH LIFT SHALL BE SPREAD OVER TO THE PROPOSED FINISH GRADE.
5. PER AISC 210.0.11.3, THE TOP OF FILL SLOPES SHALL BE MADE NOT FLATTER TO THE SITE BOUNDARY LINE THAN ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 1:1.
6. PER AISC 210.0.11.2, THE TOP OF CUT SLOPES SHALL NOT BE MADE FLATTER TO A SITE BOUNDARY LINE THAN ONE-SEVENTH OF THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 1:1.
7. BONDING OF FILL INSPECTIONS AND EXISTING-SECTION INSPECTIONS SHALL BE ADMINISTERED BY THE SOILS ENGINEER. INSPECTIONS SHALL OCCUR FOR EVERY 2500 C.Y. OR PORTION THEREOF.
8. FILL SLOPES SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE) UNLESS SLOPES ARE STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE) AND THE FILL IS PLACED IN LIFTS OF 6 INCHES TO 8 INCHES. INSPECTIONS SHALL OCCUR FOR EVERY 2500 C.Y. OR PORTION THEREOF.
9. TESTING FOR COMPACTATION AS WELL AS OBSERVATIONS DURING PREPARATION OF THE NATURAL GROUND PRIOR TO FILL DEPOSITIONS PER SECTION 210.0.11.1 AND PER SECTION 210.0.11.2 SHALL BE ADMINISTERED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE AVAILABLE TO THE PROJECT SITE WILL BE VA SAND LAKE ROAD. NO MATERIAL SHALL BE PLACED ON THE PROJECT SITE WILL BE VA SAND LAKE ROAD. NO MATERIAL SHALL BE PLACED ON THE PROJECT SITE WILL BE VA SAND LAKE ROAD.
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14. MATERIAL SHALL BE PLACED ON THE PROJECT SITE WILL BE VA SAND LAKE ROAD. NO MATERIAL SHALL BE PLACED ON THE PROJECT SITE WILL BE VA SAND LAKE ROAD.
15. MATERIAL SHALL BE PLACED ON THE PROJECT SITE WILL BE VA SAND LAKE ROAD. NO MATERIAL SHALL BE PLACED ON THE PROJECT SITE WILL BE VA SAND LAKE ROAD.
16. MATERIAL SHALL BE PLACED ON THE PROJECT SITE WILL BE VA SAND LAKE ROAD. NO MATERIAL SHALL BE PLACED ON THE PROJECT SITE WILL BE VA SAND LAKE ROAD.
17. MATERIAL SHALL BE PLACED ON THE PROJECT SITE WILL BE VA SAND LAKE ROAD. NO MATERIAL SHALL BE PLACED ON THE PROJECT SITE WILL BE VA SAND LAKE ROAD.
18. MATERIAL SHALL BE PLACED ON THE PROJECT SITE WILL BE VA SAND LAKE ROAD. NO MATERIAL SHALL BE PLACED ON THE PROJECT SITE WILL BE VA SAND LAKE ROAD.



SPECIAL INSPECTION NOTES

1. THIS WORK SHALL BE UNDER THE SUPERVISION OF A SPECIAL INSPECTOR.
2. TESTING AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT-ENGINEER, RECORDING OFFICIAL, OWNER AND CONTRACTOR.

SPECIAL SOIL INSPECTION & TESTING SCHEDULE (PER 17VAC 7 & TABLE 17K4.7)

| NO. | DESCRIPTION | CONTRACTOR | INSPECTOR |
|-----|--|------------|-----------|
| 1. | VERIFY MATERIALS BELOW FINISH ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY. | | X |
| 2. | VERIFY EVALUATION AND TESTING OF PROPER DEPTH AND HAVE REGRADED PROPER MATERIAL. | | X |
| 3. | PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS. | | X |
| 4. | VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL. | X | |
| 5. | PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY. | | X |

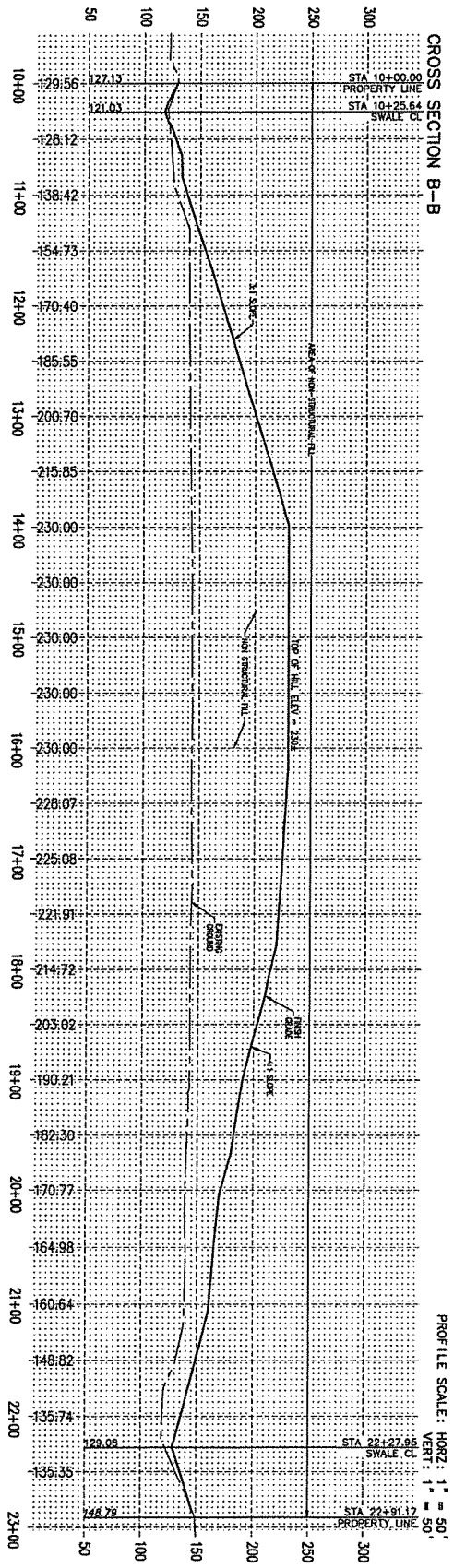
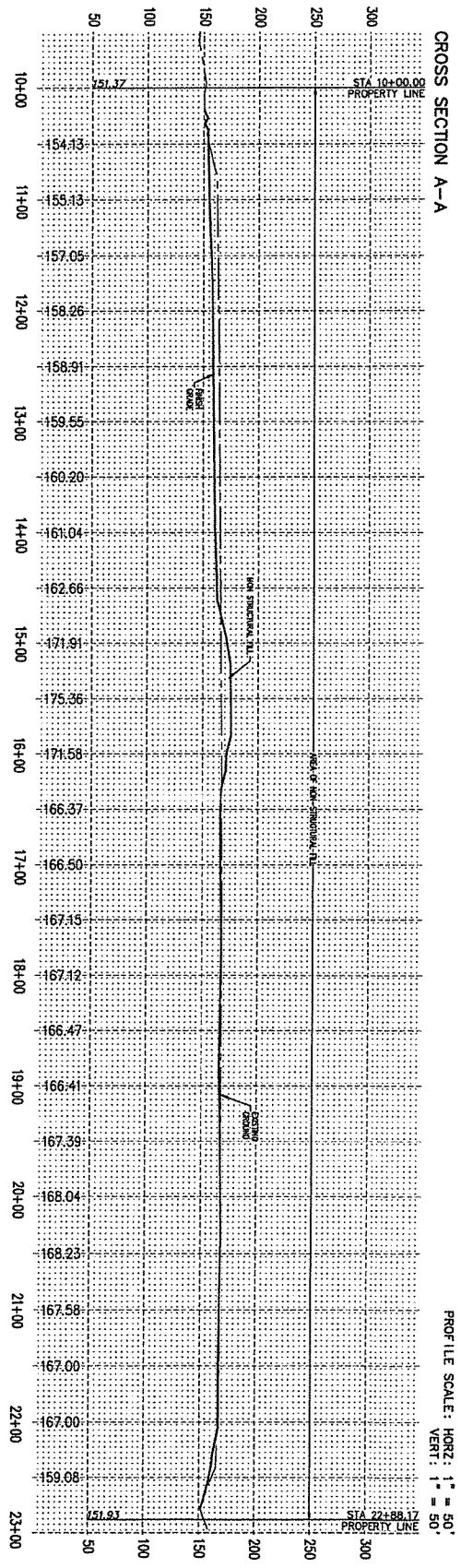
| REVISIONS | DATE | CHECKED BY | BY |
|-----------|------|------------|----|
| | | | |
| | | | |

LANCASTER SUB. TR A
POLEEN PARK SUB. TR 1-3
TRACTS 2 & 3
STRUCTURAL FILL

| NO. | DATE | DESCRIPTION |
|-----|------|-----------------------|
| 1. | | DATA WAS NOT OBTAINED |
| 2. | | DATA WAS OBTAINED |

TRIAD ENGINEERING, LLC
P.O. Box 111092
Arlington, VA 22202-1092
(703) 541-8337
www.triad.com





| DESIGNED | DRAWN | CHECKED | DATE | REVISIONS | BY | CHK |
|----------|-------|---------|------|-----------|----|-----|
| BLM | CBM | BLM | | | | |

| | | |
|------------------------|----------------|------|
| PROJECT | FILED | DATE |
| ASAG SAND LAKE PRT | LAN 2023 | |
| CAREL | LAN 2023 | |
| SCALE: HORIZ: 1" = 50' | VERT: 1" = 50' | |

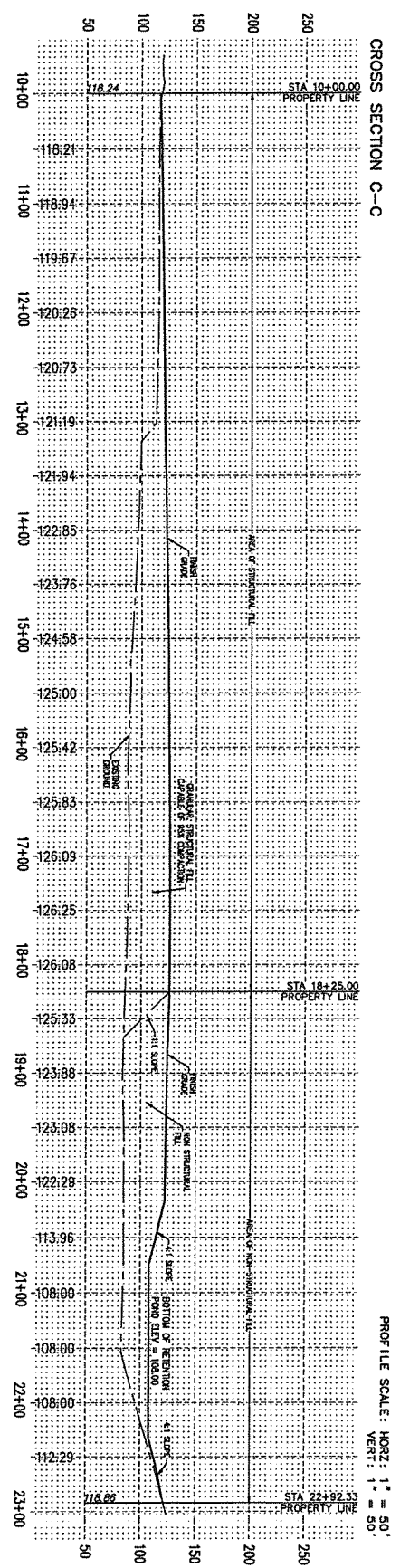
LANCASTER SUB. TR A
POLEN PARK SUB. TR 1-3
CROSS SECTIONS
A-A & B-B

1. DATA SUBMITTED
2. DATA INTERPRETATION
3. DESIGN
4. CONSTRUCTION
5. AS-BUILT

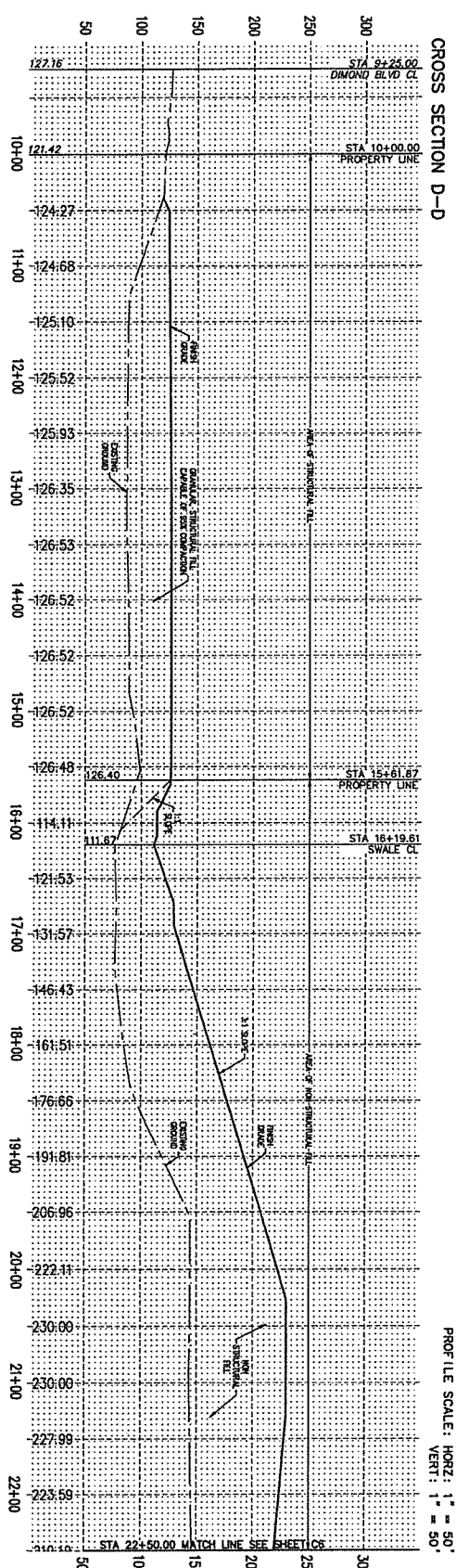


121

9



CROSS SECTION C-C
 PROFILE SCALE: HORIZ: 1" = 50'
 VERT: 1" = 50'



CROSS SECTION D-D
 PROFILE SCALE: HORIZ: 1" = 50'
 VERT: 1" = 50'

| DESIGNED | DRAWN | CHECKED | DATE | REVISIONS | BY | EXD |
|----------|-------|---------|------|-----------|----|-----|
| BM | OMI | BM | | | | |

| | |
|------------------------|----------------|
| PROJECT | DATE |
| NO. 100 | 10/20/10 |
| SCALE: HORIZ: 1" = 50' | VERT: 1" = 50' |

LANCASTER SUB. TR A
 POLEN PARK SUB. TR 1-3
 CROSS SECTIONS
 C-C & D-D

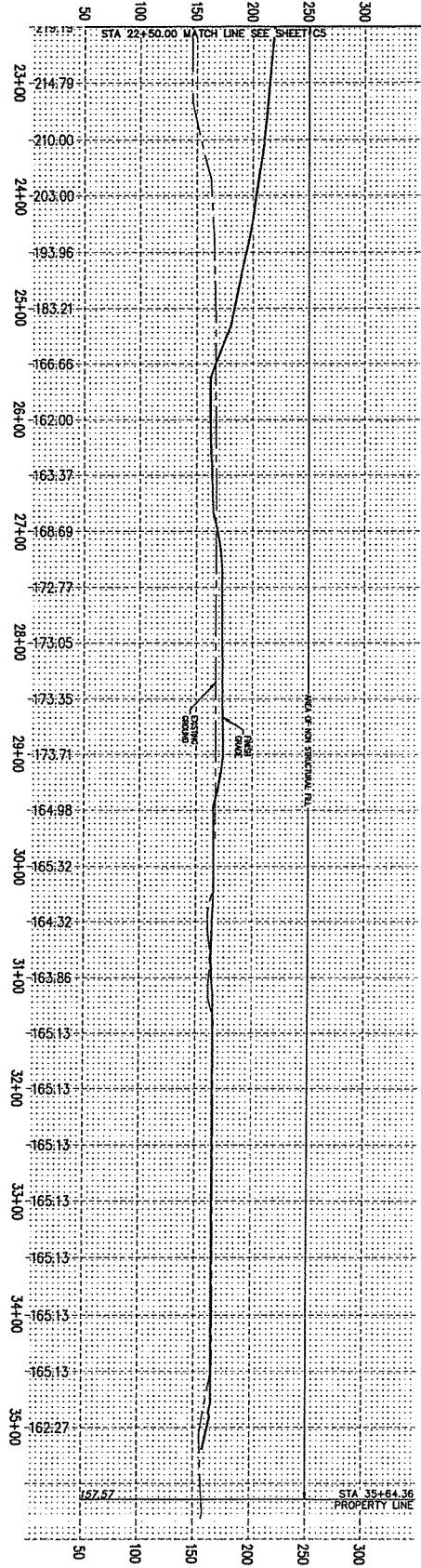
1. DATA SUBMITTED BY THE CLIENT IS THE SOLE RESPONSIBILITY OF THE CLIENT. THE ENGINEER HAS REVIEWED THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED ANY FIELD SURVEYING OR TESTING. THE ENGINEER HAS NOT CONDUCTED ANY LABORATORY TESTING. THE ENGINEER HAS NOT CONDUCTED ANY VISUAL INSPECTION OF THE PROJECT. THE ENGINEER HAS NOT CONDUCTED ANY VISUAL INSPECTION OF THE PROJECT. THE ENGINEER HAS NOT CONDUCTED ANY VISUAL INSPECTION OF THE PROJECT.

TRIAD ENGINEERING, LLC
 P.O. Box 111809
 Asheville, NC 28811
 (827) 641-8537
 www.triadec.com



122

CROSS SECTION D-D CONTINUED



PROFILE SCALE: HORIZ. 1" = 50'
VERT. 1" = 50'

| DESIGNED S.M. | DRAWN C.M. | CHECKED S.M. | DATE | REVISIONS | BY | CHKD |
|------------------|---------------|-----------------|------|-----------|----|------|
| | | | | | | |

LANCASTER SUB. TR A
POLEN PARK SUB. TR 1-3
CROSS SECTION D-D
CONTINUED

1. DATA SUBMITTED TO THE STATE OF ALABAMA FOR REVIEW AND APPROVAL. THE ENGINEER HAS REVIEWED THE DATA AND HAS FOUND IT TO BE COMPLETE AND ACCURATE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE DATA SUBMITTED.

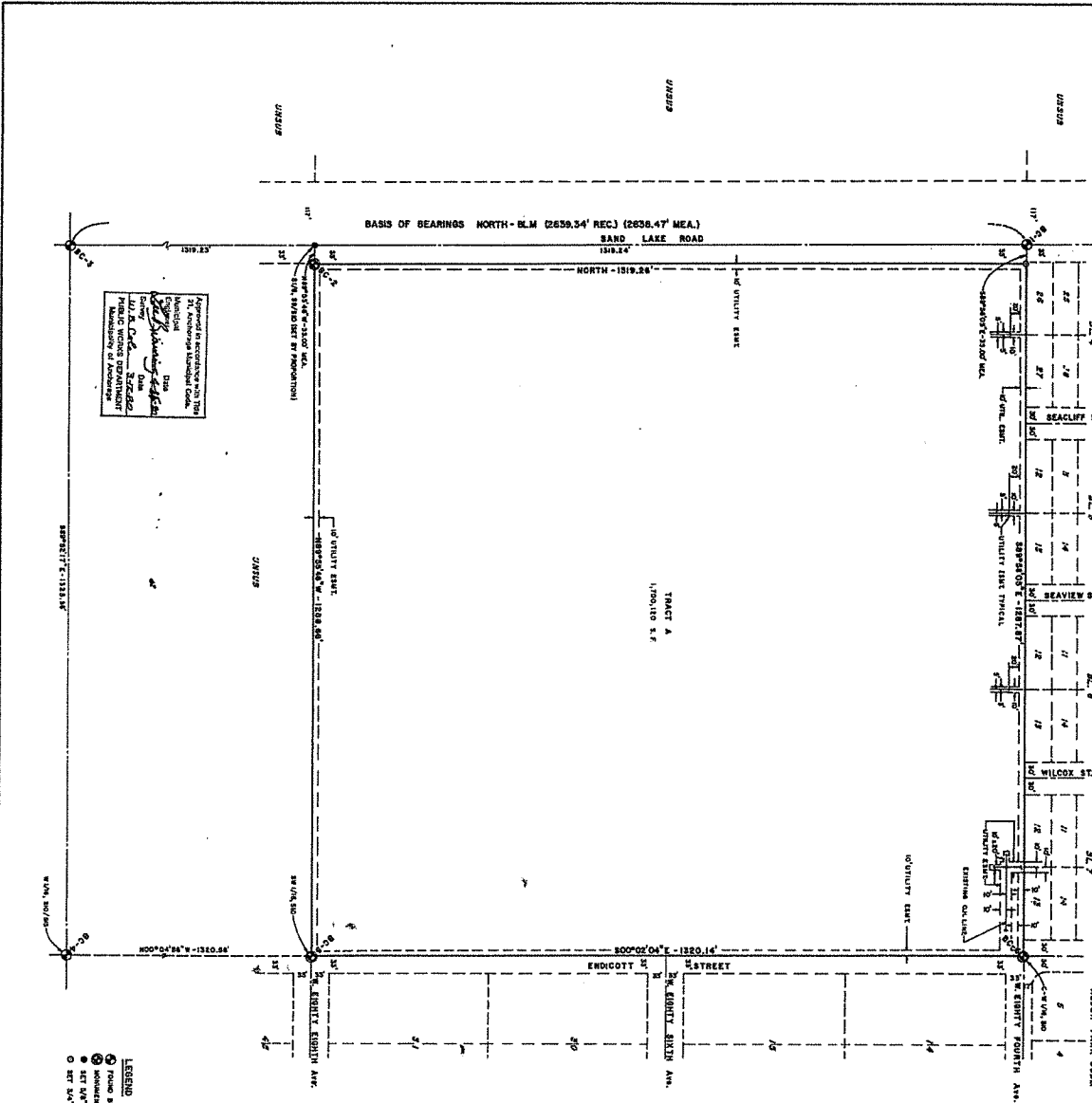
2. DATA SUBMITTED TO THE STATE OF ALABAMA FOR REVIEW AND APPROVAL. THE ENGINEER HAS REVIEWED THE DATA AND HAS FOUND IT TO BE COMPLETE AND ACCURATE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE DATA SUBMITTED.

TRIAD
ENGINEERING, LLC

P.O. Box 11980
Anchorage, Alaska 99511
(907) 581-6337
www.triadeng.com

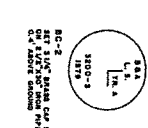
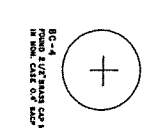
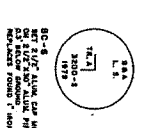
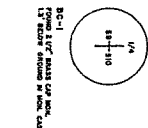
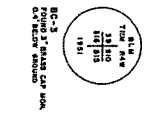
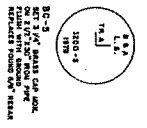


123



Approved in accordance with Title 21, Alaska Statutes, Chapter 25.05, by the State Surveyor, Department of Natural Resources, State of Alaska.

LEGEND
 ○ FOUND BOUNDARY POINT
 ● MONUMENT SET THIS SURVEY
 ○ SET SURVEY BEARS



SURVEYOR'S CERTIFICATE
 I, **John A. Lancaster**, Professional Land Surveyor, No. 1234, do hereby certify that the plat of Tract A, Lancaster Subdivision, is a true and correct representation of the land shown thereon, and that the same has been surveyed and measured in accordance with the laws of the State of Alaska, and that the same is subject to the provisions of the Alaska Statutes, Chapter 25.05, and that the same is subject to the provisions of the Alaska Statutes, Chapter 25.05, and that the same is subject to the provisions of the Alaska Statutes, Chapter 25.05.

BOHROFF & ASSOCIATES, INC.
 Engineering - Planning - Surveying
 1000 Commercial Avenue
 Anchorage, Alaska 99501

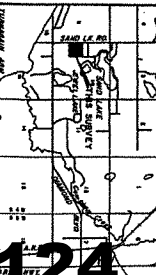
PLAT APPROVAL
 I, **John A. Lancaster**, State Surveyor, do hereby approve this plat of Tract A, Lancaster Subdivision, and I hereby certify that the same is a true and correct representation of the land shown thereon.

ACCEPTANCE OF DEEDICATION
 I, **John A. Lancaster**, State Surveyor, do hereby accept for public use the easement shown on this plat, and I hereby certify that the same is a true and correct representation of the land shown thereon.

NOTARY'S ACKNOWLEDGEMENT
 I, **John A. Lancaster**, State Surveyor, do hereby acknowledge that the above is a true and correct representation of the land shown thereon.

RECORDED - FILED 1000
 80-59
 21-20-80
 21-20-80

CERTIFICATE OF OWNERSHIP & DEEDICATION
 I, **John A. Lancaster**, State Surveyor, do hereby certify that the above is a true and correct representation of the land shown thereon, and that the same is subject to the provisions of the Alaska Statutes, Chapter 25.05, and that the same is subject to the provisions of the Alaska Statutes, Chapter 25.05.



124

NOTARY'S ACKNOWLEDGEMENT
 I, **John A. Lancaster**, State Surveyor, do hereby acknowledge that the above is a true and correct representation of the land shown thereon.

ALL MINOR INTERESTS
 I, **John A. Lancaster**, State Surveyor, do hereby certify that the above is a true and correct representation of the land shown thereon, and that the same is subject to the provisions of the Alaska Statutes, Chapter 25.05, and that the same is subject to the provisions of the Alaska Statutes, Chapter 25.05.

VISUAL MANAGEMENT
 LANDSCAPING (L-2) BY ADJACENT PROPERTY LINE = 200' (TOTAL)
 REQUIRED PARKING: 1874/20 = 93.7 - 94
 SHEETS: 1874/20 = 91 x 8 = 54

REQUIRED PLANNING: TRACT 2
 TRACT 2: 1874/20 = 93.7 - 94
 SHEETS: 1874/20 = 91 x 8 = 54

VISUAL MANAGEMENT
 LANDSCAPING (L-2) BY ADJACENT PROPERTY LINE = 200' (TOTAL)
 REQUIRED PARKING: 1874/20 = 93.7 - 94
 SHEETS: 1874/20 = 91 x 8 = 54

DRIVING SCALE: 1" = 100'
 FULL SIZE: 24" x 36" SHEET SIZE
 1/4" = 200' ON 11x17 SHEET SIZE

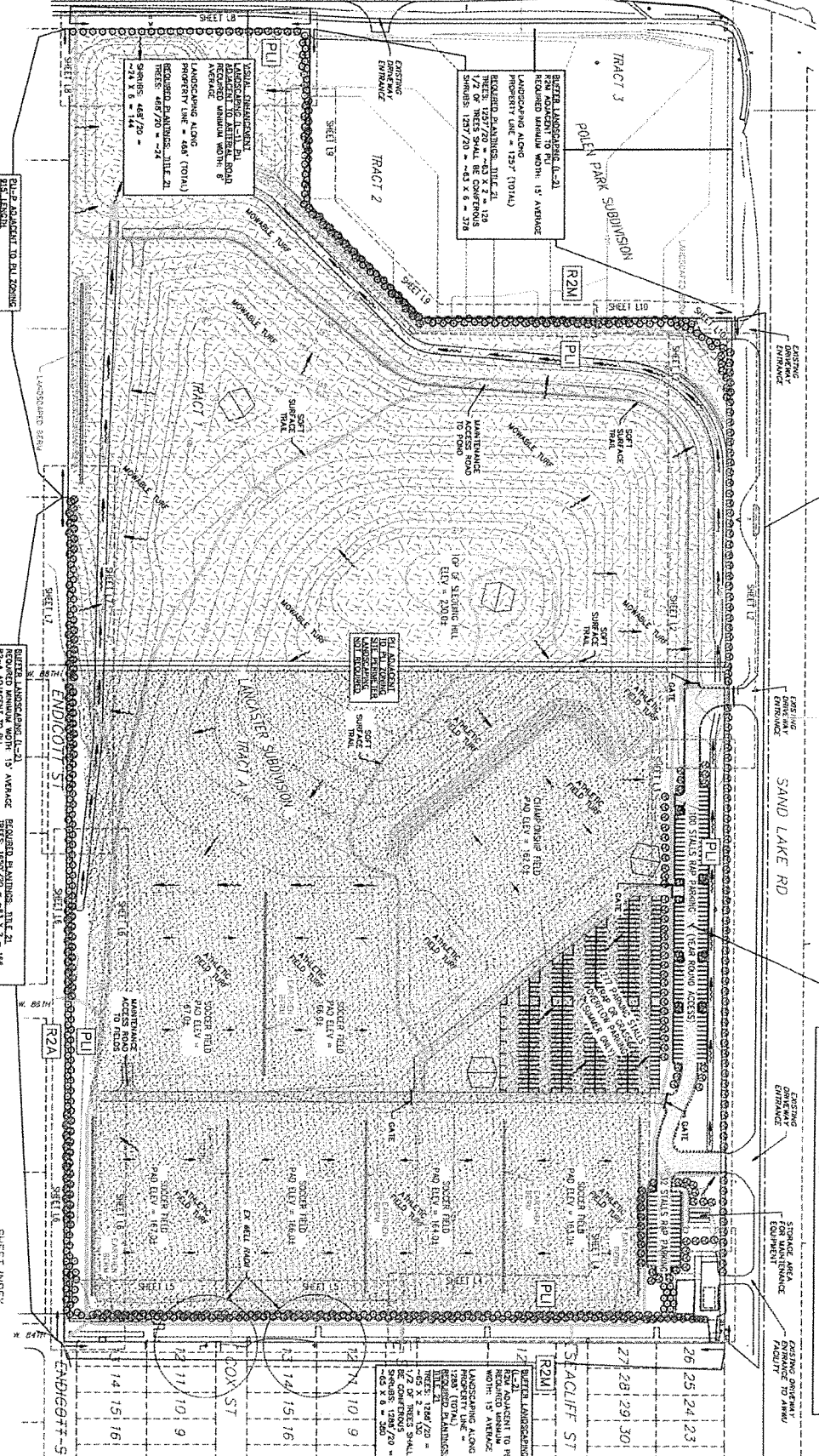
CALL BEFORE YOU DIG
 811 OR 1-800-4-A-DIG
 CALL BEFORE YOU DIG
 811 OR 1-800-4-A-DIG
 CALL BEFORE YOU DIG
 811 OR 1-800-4-A-DIG

LEGEND
 DRAINAGE FLOW ARROW
 EXISTING OVERHEAD ELECTRIC & TELEPHONE
 EXISTING GAS MAIN
 LOT BOUNDARY OR ROW
 PROPERTY LINE
 EXISTING PARCELS
 PROPOSED PARCELS
 CROWNINGS

DESCRIPTION SHEET INDEX

| DESCRIPTION | SHEET |
|------------------------|-------|
| OVERALL LANDSCAPE PLAN | 1.1 |
| PLANT LAYOUT PLAN | 1.2 |
| PLANT LAYOUT PLAN | 1.3 |
| PLANT LAYOUT PLAN | 1.4 |
| PLANT LAYOUT PLAN | 1.5 |
| PLANT LAYOUT PLAN | 1.6 |
| PLANT LAYOUT PLAN | 1.7 |
| PLANT LAYOUT PLAN | 1.8 |
| PLANT LAYOUT PLAN | 1.9 |
| PLANT LAYOUT PLAN | 1.10 |
| PLANT LAYOUT PLAN | 1.11 |
| LANDSCAPE DETAILS | 1.12 |

| DATE | REVISIONS | BY | CHKD |
|------------|-----------|----|------|
| 03-11-2023 | | | |
| 03-11-2023 | | | |

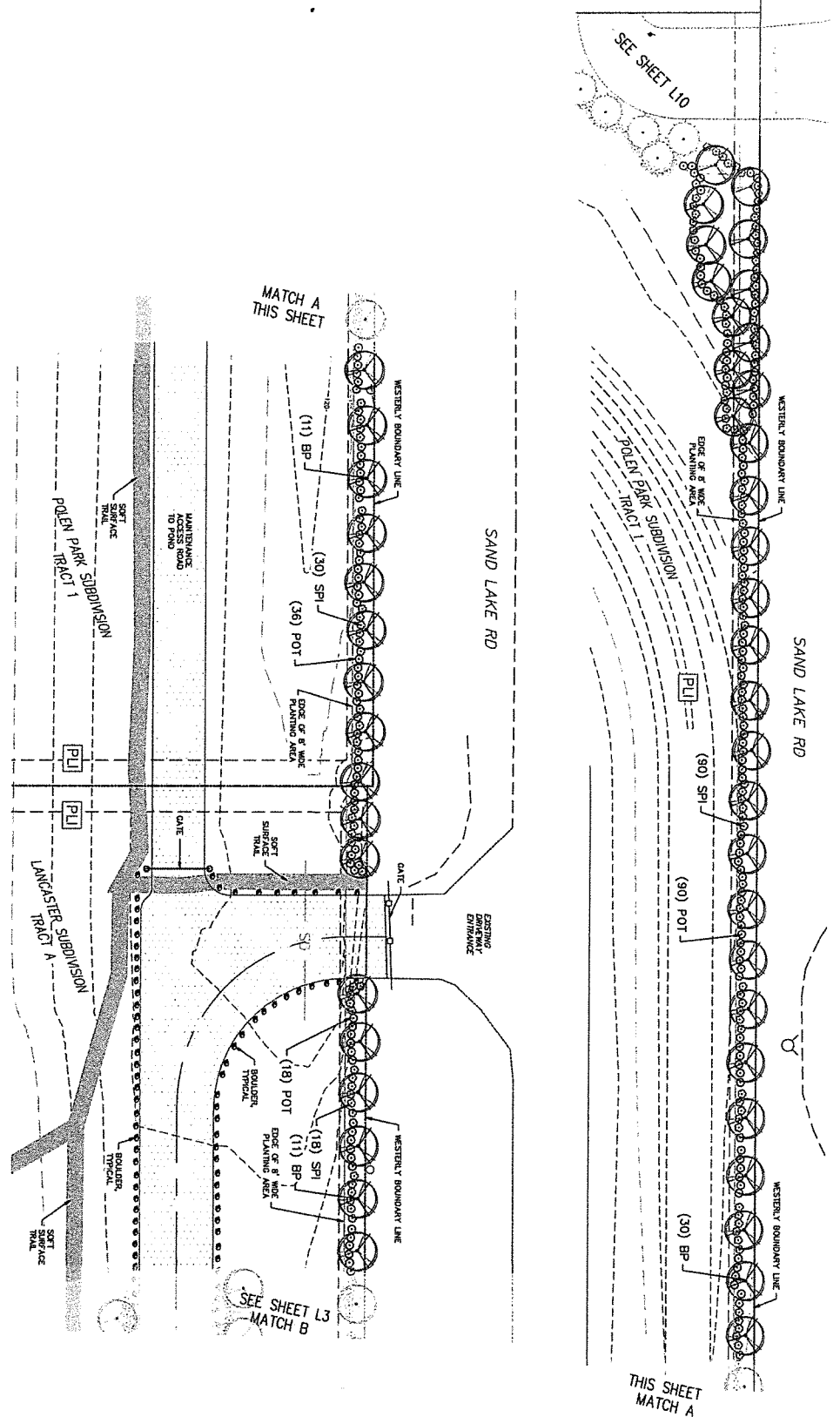


LANCASTER SUB TR A POLEN PARK SUB. TR 1 OVERALL LANDSCAPE PLAN

S4 Group
 Land Surveying
 Landscape Architecture
 Engineering
 Construction Surveying

126

GRAPHIC SCALE 0 10 20
 1" = 20'
 (FULL SIZE 24x36 SHEET SIZE
 1" = 40' ON 11x17 SHEET SIZE)



| REVISIONS | DATE | CHECKED | DRAWN | DESIGNED |
|-----------|------|---------|-------|----------|
| | | | | |

| | |
|---------|---------------------|
| PROJECT | LANCASTER SUB. TR A |
| DATE | 3-1-2023 |
| SCALE | HORIZ. 1"=20' |
| VERT. | 1"=20' |

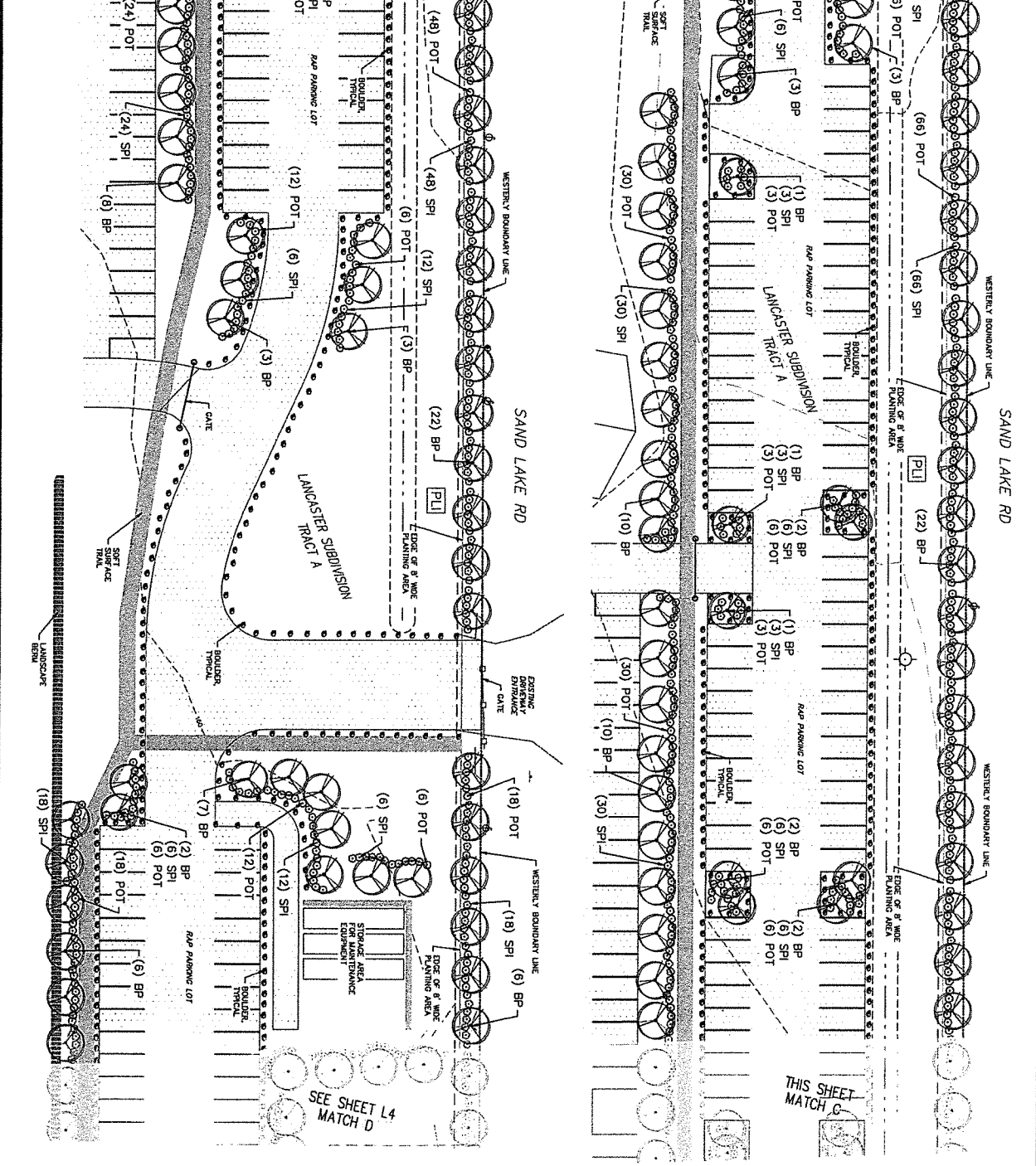
LANCASTER SUB. TR A
 POLEN PARK SUB. TR 1-3
 PLANT LAYOUT
 LANDSCAPE PLAN

| NO. | DATE | BY | DATE |
|-------------------|------|----|------|
| 1. DATA REVISIONS | | | |
| 2. DATA REVISIONS | | | |

S4 Group
 Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

184 E. 7th Avenue
 Anchorage, Alaska 99501
 (907) 562-2222
 www.s4group.com
 #CSC# 11000

GRAPHIC SCALE
 0 10 20
 1" = 20'
 (FULL SIZE TASK SHEET SIZE)
 1" = 200' ON THIS SHEET SIZE



| REVISIONS | DATE | CHECKED | BY |
|-----------|------|---------|----|
| | | | |
| | | | |
| | | | |

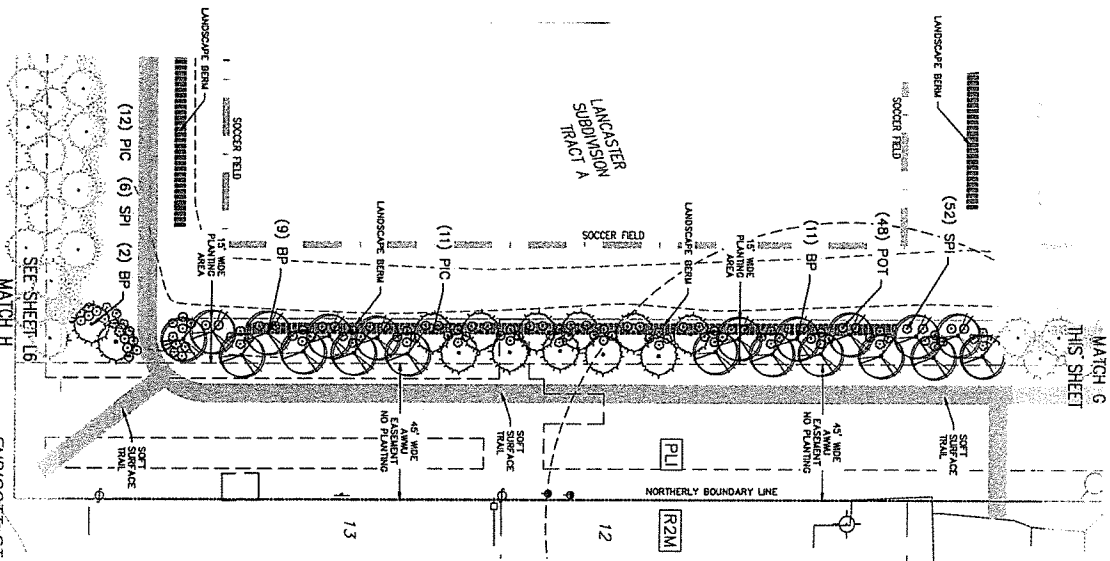
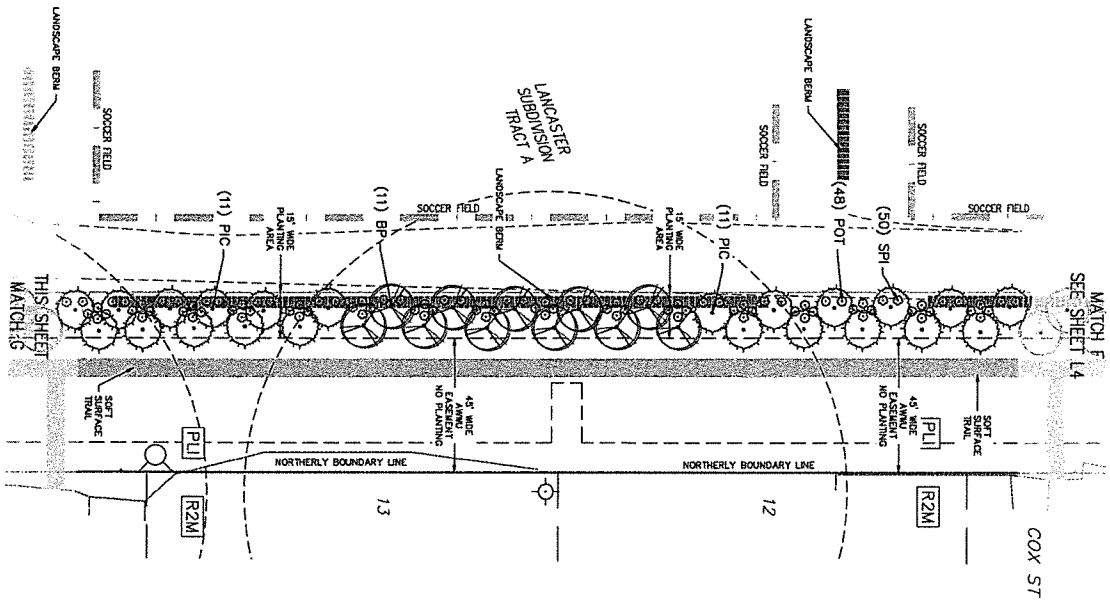
LANCASTER SUB. TR A
 POLEN PARK SUB. TR 1-3
 PLANT LAYOUT
 LANDSCAPE PLAN

1. DATA PROVIDED CHECKED
 2. DATA REWORKED
 3. DATA REWORKED
 4. DATA REWORKED

S4 Group
 Land Surveying
 Land Development Consultants
 Estimation Specialists
 Construction Surveying

134 E. Franklin
 Aurora, IL 60015
 (708) 222-2222
 (708) 222-2222
 (708) 222-2222
 (708) 222-2222

GRAPHIC SCALE
 0 10 20
 1" = 20'
 (FULL SIZE 72x72 SHEET SIZE)
 1" = 40' (1/2" SHEET SIZE)



| NO. | DATE | REVISIONS | BY | CHK |
|-----|------|-----------|----|-----|
| | | | | |
| | | | | |
| | | | | |

| | | | |
|----------|-------|---------|------|
| DESIGNED | DRAWN | CHECKED | DATE |
| FILED | SCALE | DATE | DATE |
| JOB NO. | SCALE | DATE | DATE |
| VERT. | SCALE | DATE | DATE |

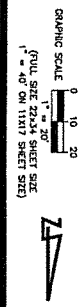
LANCASTER SUB. TR A
 POLEN PARK SUB. TR 1-3
 PLANT LAYOUT
 LANDSCAPE PLAN

RECORD DRAWING
 THIS DRAWING IS TO BE USED FOR RECORD PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

S4 Group
 Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

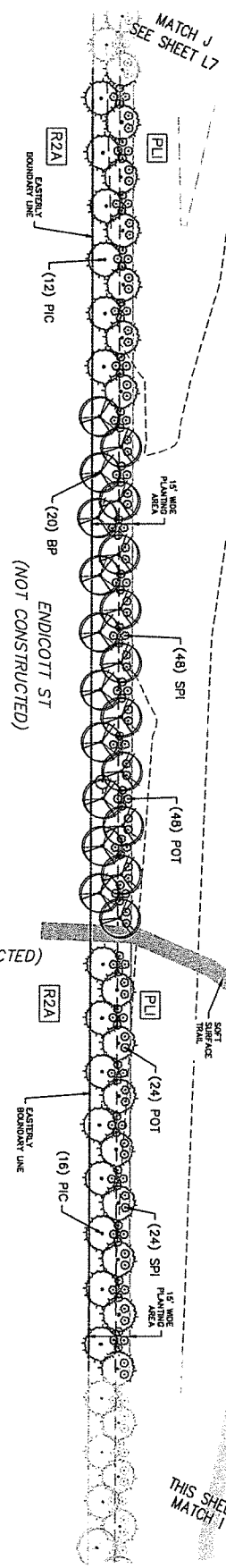
111 E. 7th Avenue
 Anchorage, Alaska 99501
 (907) 562-1111
 fax (907) 562-1112
 email s4@s4group.com
 ANGLA 1111242





GRAPHIC SCALE
 0 10 20
 1" = 20'
 (FULL SIZE 22x34 SHEET SIZE)
 1" = 40' (PRINTED SHEET SIZE)

W. 86TH
 (NOT CONSTRUCTED)

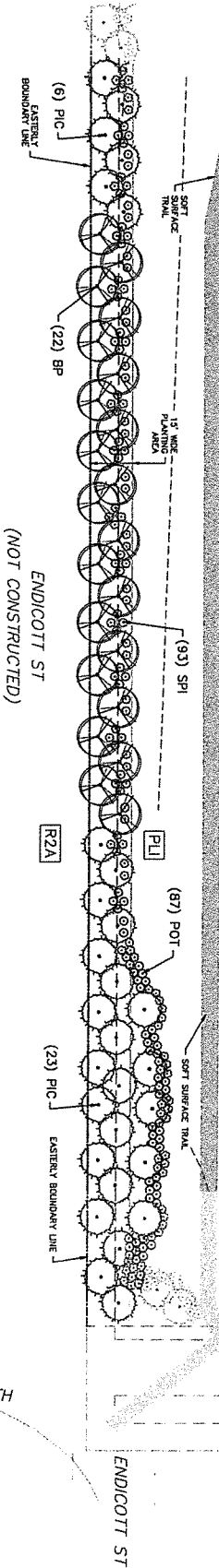


THIS SHEET MATCH I

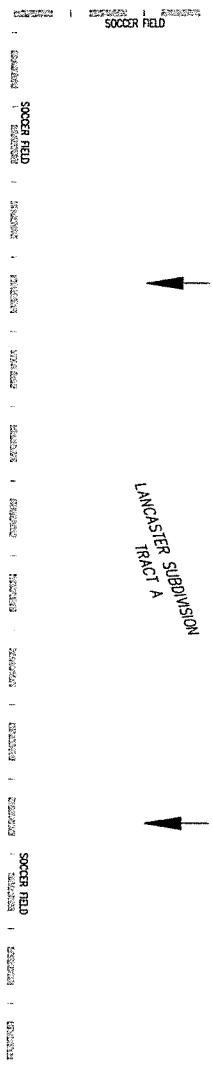
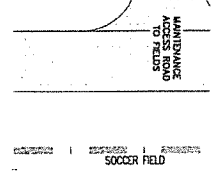
LANCASTER SUBDIVISION
 TRACT A

W. 84TH

ENDICOTT ST
 (NOT CONSTRUCTED)



SEE SHEET L5
 MATCH H



LANCASTER TRACT A

| DESIGNED | DRAWN | CHECKED | DATE | REVISIONS | BY | CHK |
|----------|---------------|---------|----------|-----------|----|-----|
| SC | SC | SC | | | | |
| FILE: | LSCAPE | | | | | |
| JOB NO.: | 21-001 | DATE: | 1-1-2022 | | | |
| SCALE: | HORIZ: 1"=20' | VERT: | N/A | | | |

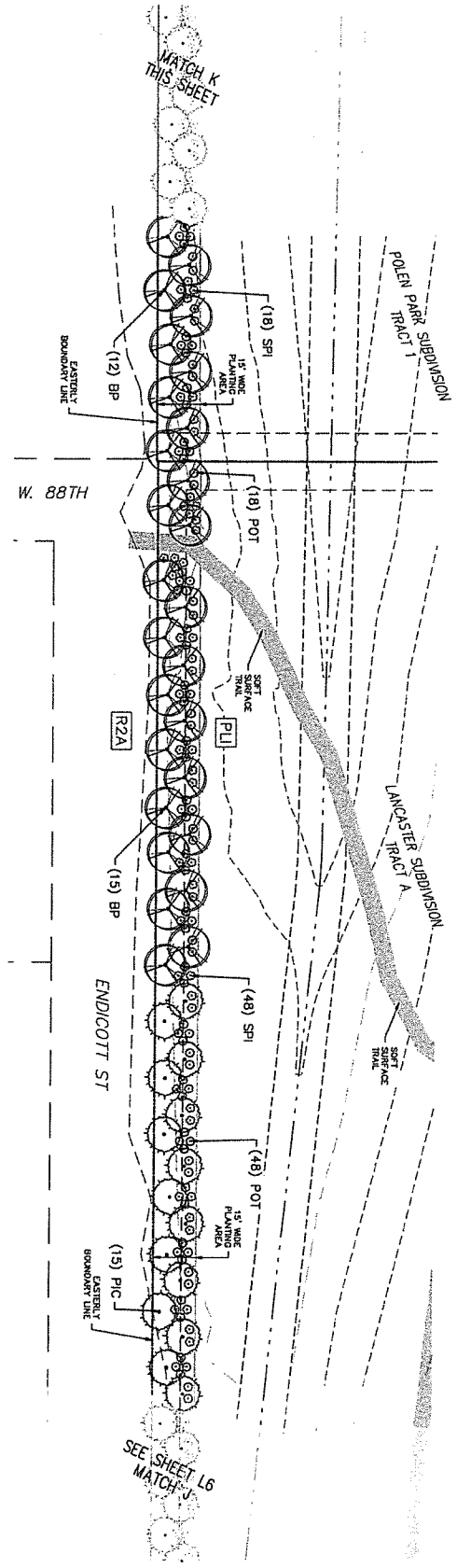
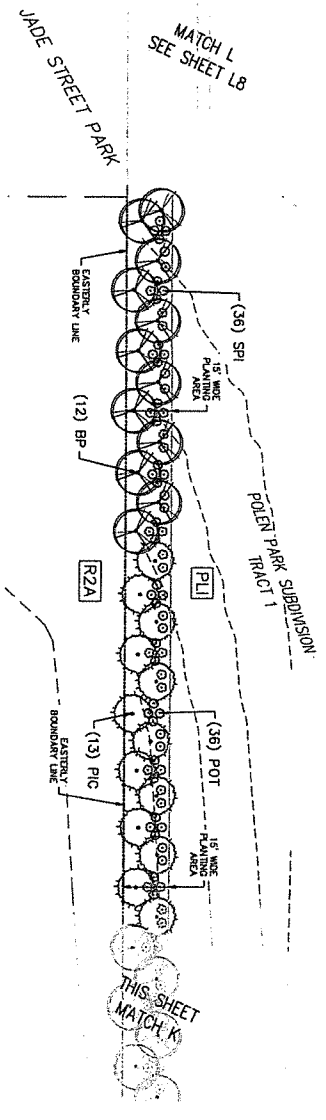
LANCASTER SUB. TR A
 POLEN PARK SUB. TR 1-3
 PLANT LAYOUT
 LANDSCAPE PLAN

| NO. | DATE | DESCRIPTION |
|-----|------|------------------|
| 1. | | DATA RECORDED |
| 2. | | DATA TRANSFERRED |

S4 Group
 Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying



GRAPHIC SCALE
 0 10 20
 1" = 20'
 (FULL SIZE SHEET SIZE)
 1" = 40' (ON 11x17 SHEET SIZE)



| DESIGNED | DRAWN | CHECKED | DATE | REVISIONS | BY | CHK |
|----------|-------|---------|------|-----------|----|-----|
| SC | SC | SC | | | | |

| FILE | LSCAPE | DATE |
|--------|--------|----------|
| 21-055 | | 3-1-2023 |

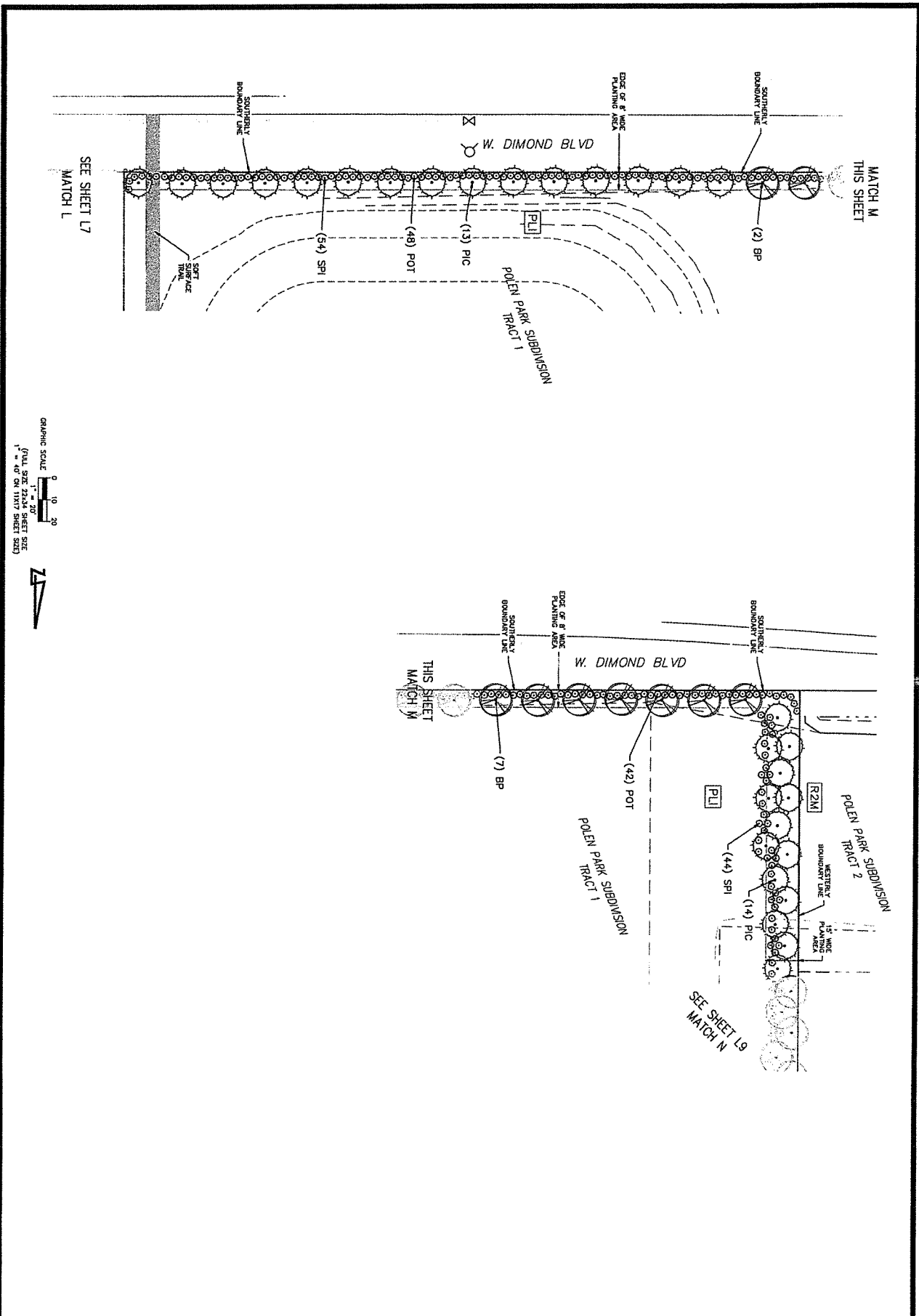
| SCALE | DATE | CHK |
|---------------|------|-----|
| HORIZ: 1"=20' | | |
| VERT: N/A | | |

LANCASTER SUB. TR A
 POLEN PARK SUB. TR 1-3
 PLANT LAYOUT
 LANDSCAPE PLAN

| DATE | BY | CHK | DESCRIPTION |
|------|----|-----|-------------------|
| | | | 1. DATA RECHECKED |
| | | | 2. DATA REWORKED |

S4 Group
 Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying





GRAPHIC SCALE
 0 10 20
 1" = 20'
 TOTAL SIZE 24" X 36" SHEET SIZE
 1" = 48" ON THIS SHEET SIZE



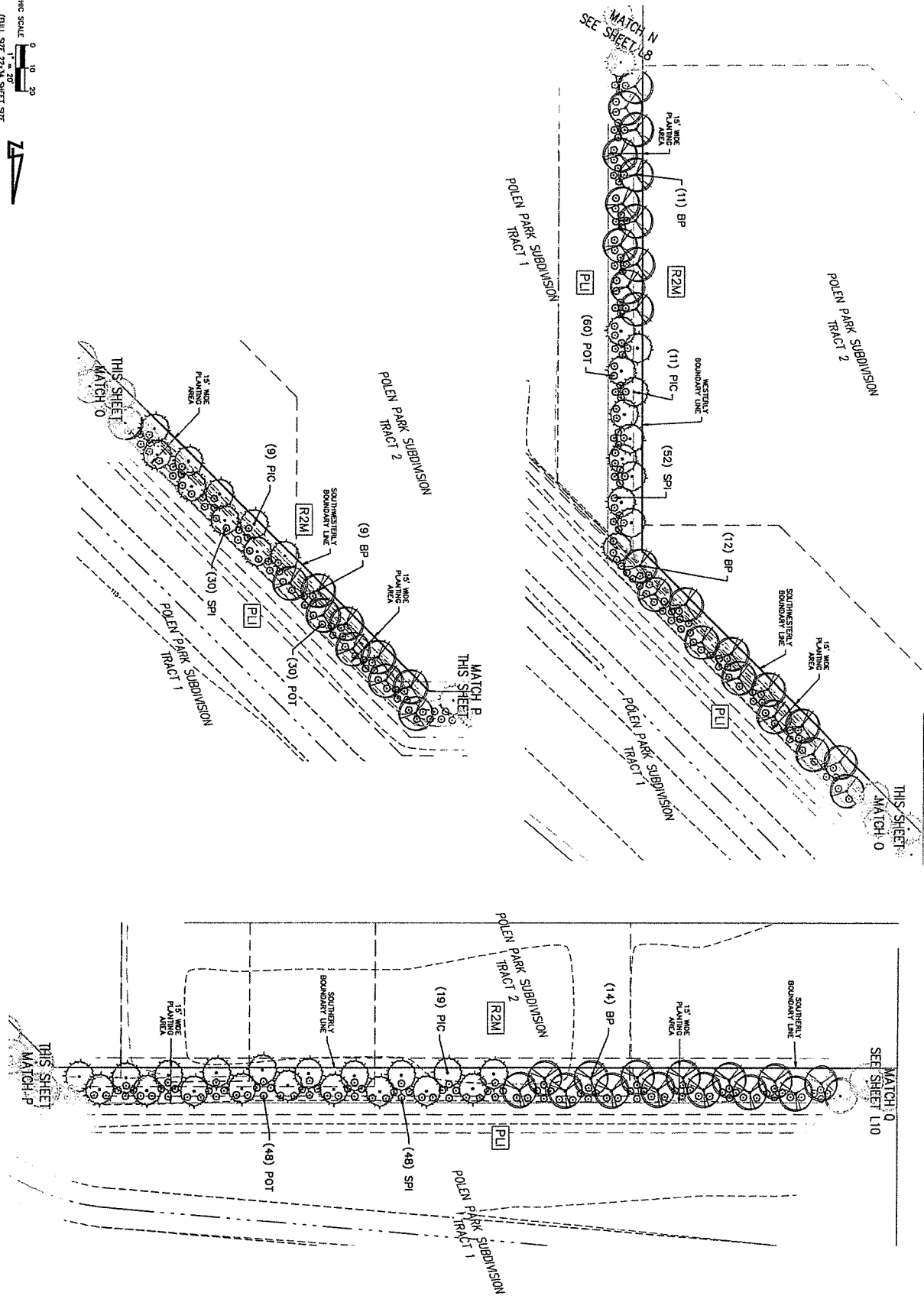
| | | | | | | |
|-------------------------|----------------------|--------------|----------------|--|------|------|
| SHEET 08 OF 11 | DESIGNED SC | CHECKED SC | DATE | REVISIONS | BY | CHK |
| | FILE | DATE | DATE | DATE | DATE | DATE |
| JOB NO. 21-005 | SCALE: HORIZ. 1"=20' | VERT. 1"=40' | DATE: 3-1-2023 | <p>LANCASTER SUB. TR A POLEN PARK SUB. TR 1-3 PLANT LAYOUT LANDSCAPE PLAN</p> | | |

S4 Group
 Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

1242 E. 7th Avenue
 Anchorage, Alaska 99501
 (907) 266-1234
 (907) 266-1235
 FAX (907) 266-1232

1. DATA PROVIDED BY CLIENT
 2. DATA INTERPRETED BY ENGINEER
 3. DATA NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER

GRAPHIC SCALE
 0 10 20
 1" = 20'
 (FROM SHEET 7/24A SHEET 5/15)
 1" = 40'
 (FROM SHEET 7/24B SHEET 5/15)



| NO. | DATE | BY | CHK | REVISIONS |
|-----|------|----|-----|-----------|
| | | | | |
| | | | | |

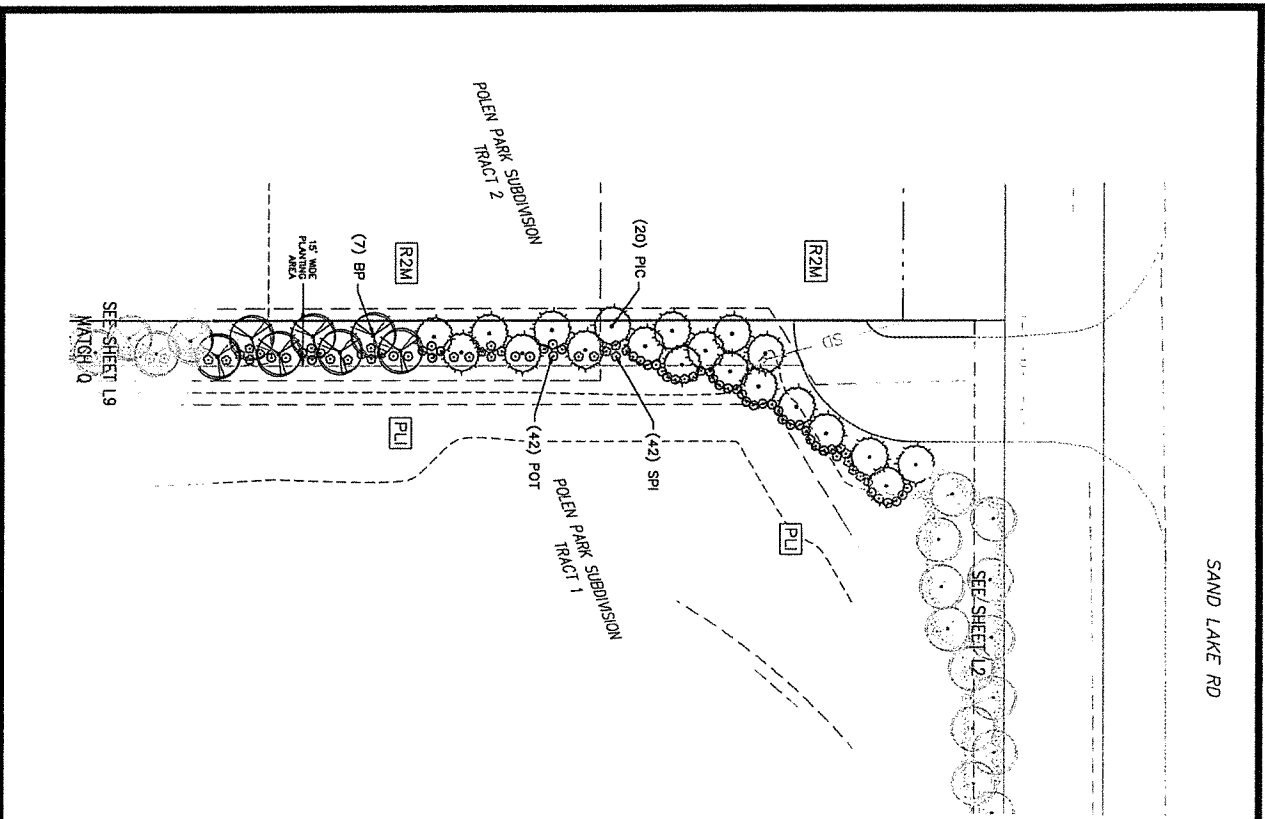
| | | | |
|----------|-----------------|----------------|--------|
| DESIGNED | SC | CHECKED | SC |
| DRAWN | SC | DATE | 1-2-20 |
| SCALE | HORIZ. 1" = 20' | VERT. 1" = 40' | |

LANCASTER SUB. TR A
 POLEEN PARK SUB. TR 1-3
 PLANT LAYOUT
 LANDSCAPE PLAN

| | |
|---------|--|
| DATE | 1-2-20 |
| SCALE | HORIZ. 1" = 20' |
| VERT. | 1" = 40' |
| PROJECT | LANCASTER SUB. TR A POLEEN PARK SUB. TR 1-3 |
| CLIENT | |
| DATE | |
| SCALE | |
| PROJECT | |
| CLIENT | |

S4 Group
 Land Surveying
 and Development Consultants
 Subdivision Specialists
 Construction Surveying





PLANTING SCHEDULE

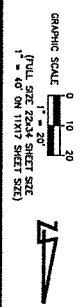
| SYMBOL | LABEL | COMMON NAME | BOTANICAL NAME | SIZE | QUANTITY | NOTES |
|--------|-------|--------------|-----------------------|--|----------|---|
| | PIC | WHITE SPRUCE | PICEA CANADICA | MIN. 2" CALIPER/ MIN. 15' HEIGHT | 232 | CONTAINER GROWN OR BALL AND BURLAP. |
| | BP | PAPER BIRCH | BETULA PAPERIFERA | MIN. 2" CALIPER/ MIN. 8' HEIGHT | 382 | CONTAINER GROWN OR BALL AND BURLAP. |
| | SAS | ROUGH SPRUCE | SPRUEA SPARANGIA | MIN. 15" CALIPER/ MIN. 12' HEIGHT | 1279 | PLANT COLOR MAY VARY. OWNER TO APPROVE PRIOR TO PLANTING. |
| | PF | ROUGH SPRUCE | POTENTIALIA FRUTICOSA | MIN. 15" CALIPER/ MIN. 12' HEIGHT | 1272 | PLANT COLOR MAY VARY. OWNER TO APPROVE PRIOR TO PLANTING. |
| | | | | SIZE VARIES 2'x3' - 3'x3' & CLEAR BETWEEN Boulders | 573 | |

PLANTING SCHEDULE NOTES:
 1. PLANTING AREAS SHOWN ON SHEET 19 AND SHEET 20 MAY BE SUBSTITUTED FOR THE PLANTS SHOWN IN THIS SCHEDULE AT THE DISCRETION OF THE OWNER AND THE MUNICIPALITY OF LANCASTER.

SURFACE TREATMENT SCHEDULE

| SYMBOL | COMMON NAME | SURFACE TYPE AND NOTES | QUANTITY |
|--------|--------------------|------------------------|---------------|
| | MOWABLE LAWN GRASS | SEE SEEDING NOTES | 1,150,000 SF. |
| | RECREATION GRASS | SEE SEEDING NOTES | 1,450,000 SF. |

SEEDING NOTES:
 1. SEEDS TO BE USED WITH TRIPLE SHIRING, HARROW, AND AUTOMATED INSTALLATIONS. SHALL HAVE 4" TOPSOIL AND GRASS SEED INSTALLED.
 2. SEEDS TO BE USED WITH TRIPLE SHIRING, HARROW, AND GRASS SEED INSTALLED.
 3. SEEDS TO BE USED WITH TRIPLE SHIRING, HARROW, AND GRASS SEED INSTALLED.
 4. SEEDS TO BE USED WITH TRIPLE SHIRING, HARROW, AND GRASS SEED INSTALLED.
 5. SEEDS TO BE USED WITH TRIPLE SHIRING, HARROW, AND GRASS SEED INSTALLED.
 6. SEEDS TO BE USED WITH TRIPLE SHIRING, HARROW, AND GRASS SEED INSTALLED.
 7. SEEDS TO BE USED WITH TRIPLE SHIRING, HARROW, AND GRASS SEED INSTALLED.
 8. SEEDS TO BE USED WITH TRIPLE SHIRING, HARROW, AND GRASS SEED INSTALLED.
 9. SEEDS TO BE USED WITH TRIPLE SHIRING, HARROW, AND GRASS SEED INSTALLED.
 10. SEEDS TO BE USED WITH TRIPLE SHIRING, HARROW, AND GRASS SEED INSTALLED.



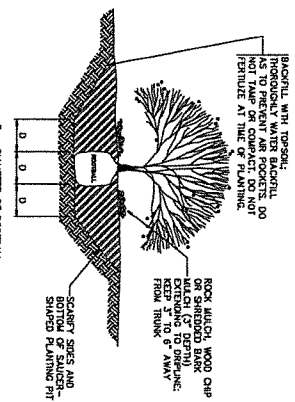
REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

**LANCASTER SUB. TR A
 POLEN PARK SUB. TR 1-3
 PLANT LAYOUT
 LANDSCAPE PLAN**

S4 Group
 Land Surveying
 Land Development Consultants
 Civil/Architectural
 Construction Surveying

156 E. 7th Street
 Annapolis, MD 21401
 410.293.8800
 info@s4group.com
 www.s4group.com

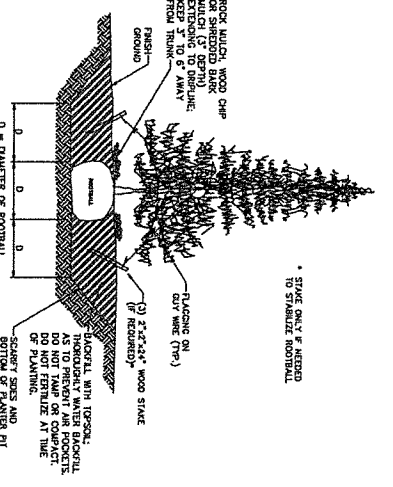


- NOTES:
1. DEPTH VARIES DEPENDING ON ROOTBALL THICKNESS.
 2. SOIL SHALL BE LOOSENED AND SUITABLE FOR ROOT GROWTH. TOP WIDTH OF PLANT PIT SHALL BE 4-5 TIMES ROOTBALL DIAMETER.
 3. CONTAINERS SHALL COMPLETELY REMOVE BRUSH, WIRE BASKETS, AND SCAFFOLDING.
 4. REBARING PLACEMENT OF MULCH, SEE NOTE 3, LANDSCAPE NOTES, THIS SHEET.
 5. REFER TO MANIPULITY OF ANCHORAGE STANDARD SPECIFICATIONS (CLASS) SECTION 7302. THIS DETAIL HAS BEEN MOVED FROM CLASS 73-03 DETAIL.

SHRUB PLANTING DETAIL

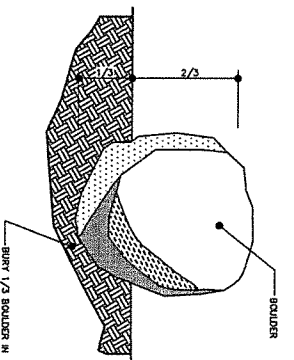
LANDSCAPE NOTES

1. MSA TITLE 21, WITH AN EFFECTIVE DATE OF JANUARY 1, 2014, SPECIFICALLY THE MAY 24, 2022 EDITION, WAS USED AS A REFERENCE FOR THESE PLANS.
2. ALL WORK SHALL CONFORM TO THE CURRENT MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (CLASS) 2016 EDITION.
3. ALL PLANTS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2001), AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) WWW.ANLA.ORG
4. ALL MULCH AREAS SHALL HAVE AN 1/2" DEPTH OF 3" THICKNESS. SEE M.A.S.S. SPECIFICATION FOR MULCH. THE MULCH SHALL BE APPLIED TO THE ENTIRE SURFACE OF THE PLANTING AREA. THE MULCH SHALL BE APPLIED TO THE ENTIRE SURFACE OF THE PLANTING AREA. THE MULCH SHALL BE APPLIED TO THE ENTIRE SURFACE OF THE PLANTING AREA. THE MULCH SHALL BE APPLIED TO THE ENTIRE SURFACE OF THE PLANTING AREA.
5. PLANTING SHALL BE APPROVED BY THE OWNER IN WRITING.
6. COMPLETELY PRE-FILL ALL PLANTING BEDS WITH WATER. CONTACT OWNER IF BEDS FAIL TO DRAIN WITHIN 7 HOURS. DO NOT PLANT IN PROBABLY BROWNED BEDS.
7. ALL PLANT SPECIES TO BE PLANTED AND KNOWN TO THRIVE IN ANCHORAGE. SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER IN WRITING.
8. PLANTS SHALL BE WEED-FREE AT TIME OF PLANTING. ALL PLANTING BEDS TO BE PLANTED SHALL BE WEED-FREE AT TIME OF PLANTING. ALL PLANTING BEDS TO BE PLANTED SHALL BE WEED-FREE AT TIME OF PLANTING. ALL PLANTING BEDS TO BE PLANTED SHALL BE WEED-FREE AT TIME OF PLANTING.
9. TREE AND SHRUB SPECIES TO BE PLANTED SHALL BE FIELD GROWN TO ACCOMMODATE LIGHT CHANGES IN LOCATIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE OWNER AND FORWARDED AT NO ADDITIONAL COST.
10. ALL TREES AND SHRUBS TO BE PLANTED 2' CLEAR FROM EDGES OF CURBS AND NOT PLANTED IN DRAINAGE WAYS.
11. ALL TREES TO BE A MINIMUM OF 10' HEIGHT WHEN PLANTED.
12. ALL TREES AND SHRUBS TO BE PLANTED TO A TAPER AREA SHALL BE SHOWN CUT WITH A TAPER UNLESS OTHERWISE SPECIFIED.
13. SEE CHAL. PLANS FOR ADDITIONAL INFORMATION.



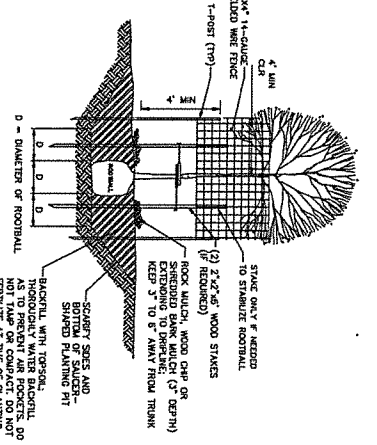
- NOTES:
1. CONTAINER SHALL COMPLETELY REMOVE BRUSH, WIRE, AND WIRE BASKETS.
 2. DEPTH OF PLANT PIT VARIES DEPENDING ON ROOTBALL THICKNESS. SOIL SHALL BE 4-5 TIMES ROOTBALL DIAMETER. TOP WIDTH OF PLANT PIT SHALL BE 4-5 TIMES ROOTBALL DIAMETER. SET ROOTBALL ON END OF ROWING TO PREVENT SETTLING. PLANT TREE TRUNK WITH TRUNK FLARE AT OR UP TO 1'.
 3. USE 2" x 2" x 4" WOOD STAKES WHEN SPRINGED ON DRAWINGS OR REQUIRED BY THE ENGINEER. EMBED 2" DO NOT PENETRATE ROOTBALL. USE SORT MATERIAL FOR TRUNK CUT AT APPROXIMATELY 1/3 TREE HEIGHT. REMOVE MULCH FROM TRUNK CUT AT APPROXIMATELY 1/3 TREE HEIGHT. REMOVE MULCH FROM TRUNK CUT AT APPROXIMATELY 1/3 TREE HEIGHT. REMOVE MULCH FROM TRUNK CUT AT APPROXIMATELY 1/3 TREE HEIGHT.
 4. REBARING PLACEMENT OF MULCH, SEE NOTE 3, THIS SHEET.
 5. REFER TO MANIPULITY OF ANCHORAGE STANDARD SPECIFICATIONS (CLASS) SECTION 7302. THIS DETAIL HAS BEEN MOVED FROM CLASS 73-03 DETAIL.

CONIFER PLANTING DETAIL



- NOTES:
1. OPERATIONS OF BOULDERS DETERMINED ON-SITE BY THE ENGINEER OR OWNER'S REPRESENTATIVE.
 2. SOIL TO BE COMPACTED AROUND BOULDER TO PREVENT WINDING.
 3. REFER TO MANIPULITY OF ANCHORAGE STANDARD SPECIFICATIONS (CLASS) SECTION 7302. THIS DETAIL HAS BEEN MOVED FROM CLASS 73-03 DETAIL.

BOULDER INSTALLATION DETAIL



- NOTES:
1. CONTAINER SHALL COMPLETELY REMOVE BRUSH, WIRE, WIRE BASKETS, AND CONTAINERS.
 2. DEPTH OF PLANT PIT VARIES DEPENDING ON ROOTBALL THICKNESS. SOIL SHALL BE 4-5 TIMES ROOTBALL DIAMETER. TOP WIDTH OF PLANT PIT SHALL BE 4-5 TIMES ROOTBALL DIAMETER. SET ROOTBALL ON END OF ROWING TO PREVENT SETTLING. PLANT TREE TRUNK WITH TRUNK FLARE AT OR UP TO 1' ABOVE FINISHED GRADE.
 3. USE 2" x 2" x 4" WOOD STAKES WHEN SPRINGED ON DRAWINGS OR REQUIRED BY THE ENGINEER. EMBED 2" DO NOT PENETRATE ROOTBALL. USE SORT MATERIAL FOR TRUNK CUT AT APPROXIMATELY 1/3 TREE HEIGHT. REMOVE MULCH FROM TRUNK CUT AT APPROXIMATELY 1/3 TREE HEIGHT. REMOVE MULCH FROM TRUNK CUT AT APPROXIMATELY 1/3 TREE HEIGHT.
 4. REBARING PLACEMENT OF MULCH, SEE NOTE 3, THIS SHEET.
 5. REFER TO MANIPULITY OF ANCHORAGE STANDARD SPECIFICATIONS (CLASS) SECTION 7302. THIS DETAIL HAS BEEN MOVED FROM CLASS 73-03 DETAIL.

DECIDUOUS TREE PLANTING DETAIL

PLANTING NOTES

1. CUT BRUSH AND WIRE BASKET. FEEL DOWN, REMOVE OR LAY FLAT IN BOTTOM OF PLANT PIT.
2. DEPTH OF PLANT PIT VARIES DEPENDING ON ROOTBALL THICKNESS. SOIL LOOSENED AND SUITABLE FOR ROOT GROWTH. TOP WIDTH OF PLANT PIT SHALL BE 4-5 TIMES ROOTBALL DIAMETER. SET ROOTBALL ON END OF ROWING TO PREVENT SETTLING. PLANT TREE TRUNK WITH TRUNK FLARE AT OR UP TO 1' ABOVE FINISHED GRADE.
3. USE 2" x 2" x 4" WOOD STAKES WHEN SPRINGED ON DRAWINGS OR REQUIRED BY THE ENGINEER. EMBED 2" DO NOT PENETRATE ROOTBALL. USE SORT MATERIAL FOR TRUNK CUT AT APPROXIMATELY 1/3 TREE HEIGHT. REMOVE MULCH FROM TRUNK CUT AT APPROXIMATELY 1/3 TREE HEIGHT. REMOVE MULCH FROM TRUNK CUT AT APPROXIMATELY 1/3 TREE HEIGHT.
4. REBARING PLACEMENT OF MULCH, SEE NOTE 3, THIS SHEET.
5. REFER TO MANIPULITY OF ANCHORAGE STANDARD SPECIFICATIONS (CLASS) SECTION 7302. THIS DETAIL HAS BEEN MOVED FROM CLASS 73-03 DETAIL.

124 E 7th Avenue
Anchorage, Alaska 99501
Phone: 907.561.8800
www.s4group.com

S4 Group
Land Development Consultants
Subdivision Specialists
Construction Surveying

REGISTERED PROFESSIONAL ENGINEER
No. 11111
State of Alaska
EXPIRES 12/31/2024

REGISTERED PROFESSIONAL SURVEYOR
No. 11111
State of Alaska
EXPIRES 12/31/2024

DATE: 11/11/2023
DRAWN BY: [Name]
CHECKED BY: [Name]
DESIGNED BY: [Name]

REVISIONS

BY: [Name]
DATE: [Date]

LANCASTER SUB. TR A
POLEN PARK SUB. TR 1-3
LANDSCAPE DETAILS

11 OF 11

Departmental and Public Comments



Municipality of Anchorage, Alaska
Parks & Recreation Department

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355



May 19, 2023

Comments: Case 2023-0030 Polen Park

Parks and Recreation recognizes the need for a fill disposal site in Anchorage. A centrally located fill disposal site in Anchorage helps support local construction by reducing transportation and hauling costs for both private development and public construction projects.

The Department encourages the Planning and Zoning Commission to carefully consider the final end use plan for the site to become sports fields. Sports fields developed over fill disposal sites are not typically suitable for sports play and have a poor track record in Anchorage. Examples include Javier de la Vega Park and the South Anchorage Sports Park. In the case of the South Anchorage Sports Park, settlement following the placement of fill resulted in player injuries and high maintenance costs, ultimately resulting in the fields being taken off-line and the space transitioned to an off-leash dog park. The applicant should plan for high maintenance costs and budget for re-construction of the fields in 5-10 years following the settlement of the fields.

Should the petitioner wish to transfer the property to the Municipality in the future, the Parks and Recreation Department is not interested in the future management and maintenance of this facility as sports fields due to the high maintenance and re-construction costs as well as the potential liability from injury.

Thank you for the opportunity to comment.

Kimmel, Corliss A.

ROW

From: Walters, Michael S.
Sent: Thursday, May 4, 2023 9:59 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2023-0030 Request for Reviewing Agency Comments

RECEIVED

MAY 04 2023

All:

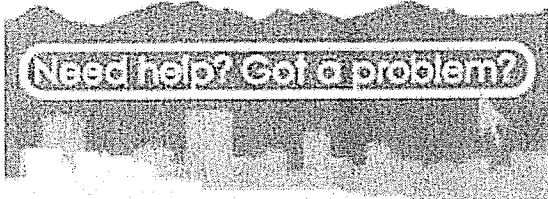
ROW has the following comments for case number 2023-0030:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910

#ANCWORKS!
An online tool for Anchorage



MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section
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Mayor Dave Bronson

MAY 04 2023

MEMORANDUM

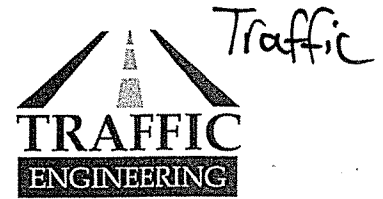
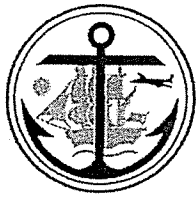
Comments to Planning and Zoning Commission Applications/Petitions

DATE: May 4, 2023
TO: Francis McLaughlin, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: PZC Case 2023-0030

Case 2023-0030 – Amendment to a previously approved Conditional Use requesting approval for (1) continued land use reclamation activities and (2) amending the final grading, drainage and restoration plans to conform to the proposed AS&G Recreational Sport Park site.

Department Recommendations: The Private Development section has no objection to the amendment to the previously approved Conditional Use request approval for (1) continued land use reclamation activities and (2) amending the final grading, drainage, and restoration plans to conform to the proposed AS&G Recreational Sport Park site. ←

Fill and grade permits from Building Safety will be required.



MEMORANDUM

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DATE: Revised May 1, 2023

TO: Current Planning Division Supervisor,
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble PE, Assistant Traffic Engineer

SUBJECT: **2023-0030 Amendment to previously approved Conditional Use requesting approval for additional fill, changes to grading plan and a ten-year time extension.**

Location: **8501 Sand Lake Road, Anchorage AK.**

MAY 02 2023

Traffic Engineering recommends approval of this amendment for conditional use with the following comments and conditions.

Proposes site, grading and landscaping plans show the use of a recycle asphalt product in lieu of pavement for proposed parking areas. AMC 21.07.090 H.12 requires pavement for all access driveways, circulation and aisles and parking in Class A zoning areas. The Municipal Traffic Engineer may approve alternatives and or exceptions listed in AMC21.07.090 H.12.b. The revised application included a letter dated February 23, 2023, to Municipal Traffic Engineer. This letter has not been received or reviewed by the Traffic Engineering department. Traffic Engineering recommends that a condition of approval for this amendment would be to resolve with Traffic Engineering which portions of the site that may be eligible for paving alternatives and obtain formal approval from the Municipal Traffic Engineer.

Proposed site plans does not show required parking lot lighting per AMC 21.07.100. Provide electrical site plan for parking lot lighting at time of parking lot development.

AMC 21.07.090 J recently change number of accessible parking spaces to be provide. Narrative indicates that two parking areas providing a total of 414 spaces will be provided. This brings a total requirement of 14 spaces, two of which are required to be van accessible. Each parking lot needs to provide at least 1 van accessible space. Revise narrative and provide final site plan showing the location of accessible parking spaces and appropriate signage and pavement markings for approval by Municipal Traffic Engineering department.

Revised application describes a temporary parking area to be located on future field 1 while continual fill operations continue on western half of the parcel. All proposed parking areas will need to meet design standards of AMC 21.07 .090 for parking for surfacing, signage, and striping. Per the plan it appears that proposed temporary parking will be in service for nearly a decade. Proposed phase 1 work will require a separate fill and grade permit under Title 23 for construction of the fields and parking area. Recommend a condition approval showing detail plans for proposed temporary parking lot that meets dimensional and design standards of AMC 21.07.090 and required accessibility standards for parking and access to proposed play fields.

MEMORANDUM

RECEIVED

MAY 01 2023

AWWU

DATE: May 01, 2023
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Decision date: June 05, 2023
Agency Comments due: May 08, 2023

AWWU has reviewed the materials and has the following comments:

2023-0030 (REVISED) TRACTS 1, 2 & 3, POLEN PARK (PLAT 2019-41); TRACT A, LANCASTER SUBDIVISION (PLAT 80-59) – Amendment to a previously approved Conditional Use requesting approval for additional fill, changes to the grading plan, and a 10-year time extension, Grid SW2324.

1. AWWU water is available to Tract A, Lancaster Subdivision.
2. AWWU water and sanitary sewer are available upon further development to Tract 1, Polen Park Subdivision.
3. AWWU owns and maintains a water main within a 45-foot utility easement along the north property boundary of Tract A, Lancaster Subdivision, as well as a water main and booster station within a 60-foot by 125-foot easement on the north end of the west property boundary of the same parcel. AWWU supports a modification to the Conditional Use Permit to allow the landscaping bed to be outside of the utility easements.
4. AWWU has no other comments or objections to this Amendment to Conditional Use.

If you have any questions pertaining to public water or sewer, please call 564-2757 or send an e-mail to seth.wise@awwu.biz.



McLaughlin, Francis D.

Page 1

Subject: FW: AS&G Lancaster Permit Fill Application

From: Noffsinger, Ross D. <ross.noffsinger@anchorageak.gov>
Sent: Friday, April 14, 2023 9:44 AM
To: McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>; Bolen, Wayne A. <wayne.bolen@anchorageak.gov>
Cc: Anunciacion, Judy C. <judy.anunciacion@anchorageak.gov>
Subject: RE: AS&G Lancaster Permit Fill Application

I concur with Wayne – a fill/grade permit is required.

Ross Noffsinger, PE
Engineering Services Manager
Development Services Department
Municipality of Anchorage
343-8309

From: McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>
Sent: Friday, April 14, 2023 9:13 AM
To: Bolen, Wayne A. <wayne.bolen@anchorageak.gov>
Cc: Anunciacion, Judy C. <judy.anunciacion@anchorageak.gov>; Noffsinger, Ross D. <ross.noffsinger@anchorageak.gov>
Subject: RE: AS&G Lancaster Permit Fill Application

Thanks Wayne. Much appreciated!

Francis



Planning Department
MUNICIPALITY OF ANCHORAGE

Francis D. McLaughlin
Senior Planner • Planning Department
Current Planning Division - Zoning & Platting
Email: francis.mclaughlin@anchorageak.gov
Phone: (907) 343-8003
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

From: Bolen, Wayne A. <wayne.bolen@anchorageak.gov>
Sent: Friday, April 14, 2023 9:09 AM
To: McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>
Cc: Anunciacion, Judy C. <judy.anunciacion@anchorageak.gov>; Noffsinger, Ross D. <ross.noffsinger@anchorageak.gov>
Subject: RE: AS&G Lancaster Permit Fill Application

Hi Francis,

Based on the fact that they plan on developing the area to support various structures, parking lots, and other elements they would be required to get a fill and grade permit. It appears we were using the “refuse disposal sites controlled by other regulations not intended to be developed to carry structural loads after the site is closed for further refuse disposal” in the past to exempt them from a fill and grade permit. Now that it is to be developed this exemption does not appear to apply.

Building Safety
Division p. 2

Ross is the acting building official and should verify this.

Thanks,

Wayne Bolen, P.E.
Plan Reviewer
(907) 343-8072

From: McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>
Sent: Thursday, April 13, 2023 3:48 PM
To: Bolen, Wayne A. <wayne.bolen@anchorageak.gov>
Cc: Anunciacion, Judy C. <judy.anunciacion@anchorageak.gov>
Subject: FW: AS&G Lancaster Permit Fill Application

Hi Wayne,

Do the soccer fields, stadium, picnic shelters, parking lot, 68 foot tall hill, etc., require a fill and grade permit? This is the Sand Lake Fill Site.

Thanks,
Francis



Planning Department
MUNICIPALITY OF ANCHORAGE

Francis D. McLaughlin
Senior Planner • Planning Department
Current Planning Division - Zoning & Platting
Email: francis.mclaughlin@anchorageak.gov
Phone: (907) 343-8003
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

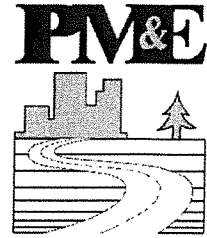
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APR 04 2023

WMS



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: April 3, 2023
To: Dave Whitfield
FROM: Kyle Cunningham
SUBJECT: Cases 2023-0030: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the May 1, 2023 Planning and Zoning Commission hearing:

- 2023-0030 – Tract 1, Polen Park (Plat 2019-41); Tract A, Lancaster Subdivision (Plat 80-59);
 - WMS has no comments on or objections to this case.

DOT



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

April 3, 2023

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APR 03 2023

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2023-0030 – Polen Park Tract 1, Lancaster Tract A – AS&G Land Reclamation Site CUP**
 - No objection to the conditional use permit
 - Applicant will need to apply for driveway permits for the new proposed accesses to Sand Lake Road and will have to adhere to the design requirements as laid out in DOT&PF's Preconstruction Manual. Additionally, the applicant will need to reapply for access once the northern part of the property changes use. Driveway permits can be applied for at DOT&PF's ePermit website: <https://dot.alaska.gov/row/Login.po> and a DOT&PF ROW agent can be contacted 1-800-770-5263 for questions or concerns.
 - Applicant will be required to adhere to best management practices for preventing debris track out from the site and will be required to use and maintain its wheel washes. Any track out dragged or dropped onto Sand Lake Road through operations will need to be removed to ensure the safety of all users of the roadway.
 - Future site development may require a Traffic Impact Analysis (TIA).

- **2023-0040 – Russian Jack Springs Park Single Track Trails – Trail Review**
 - No objections to the proposed trail plan.

"Keep Alaska Moving through service and infrastructure."

17

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Jacob Ciuffo, P.E., Regional Hydrologist, Hydrology DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF

DEC

Kimmel, Corliss A.

From: Palmer, Charley (DEC) <charley.palmer@alaska.gov>
Sent: Thursday, March 16, 2023 4:37 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: DEC Agency Reviews; Murray, Heather M (DEC); Pletnikoff, Chris C (DEC)
Subject: FW: 2023-0030 Request for Reviewing Agency Comments
Attachments: 2023-0030 Routing Coversheet.pdf; DEC_PWS_Map.JPG; dec-eh-dw-recommendations-for-general-project-activities-near-a-pws-source.pdf

RECEIVED

[EXTERNAL EMAIL]

MAR 16 2023

Corliss and Lori,

Thank you for the opportunity to comment with respect to public water system (PWS) sources. Given the location(s) provided, this project is near an active registered PWS source (see attached "DEC_PWS_Map.jpg" and summary table below). For this reason, we ask that the applicant please adhere to the attached **Recommendations for General Project Activities near a PWS source**, where applicable.

To access our interactive web map, which displays PWS source locations and Drinking Water Protection Areas, please visit: <https://www.arcgis.com/home/item.html?id=13ed2116e4094f9994775af9a62a1e85>.

Summary table

- **Public Water System ID (PWSID):** AK2210485
Water System Name: SAND LAKE SERVICES
Water System Classification: Community Water System
State Assigned Source ID: WL001; WL002; WL003
Source Name: WL WELL #1; WL WELL #2; WL WELL #3
Source Water Type: Groundwater
Source Facility Type: Well
Drinking Water Watch has current sampling results and contact information.

Alaska DEC Drinking Water Program home page.

Drinking Water Regulations: 18 AAC 80.

Regards,

--

Charley Palmer, *Hydrologist 3*
Alaska DEC
 Division of Environmental Health
Drinking Water Program
Drinking Water Source Protection

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Wednesday, March 15, 2023 11:59 AM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2023-0030 Request for Reviewing Agency Comments



July 14, 2022

Recommendations for general project activities associated with, or near, a public water system source

The following recommendations are intended to address potential impacts of projects, to be permitted or otherwise, in which planned activities are associated with, or near, a public water system (PWS) source (e.g., water well, spring, surface water intake, etc.). The key aspects of these recommendations are to identify nearby PWS sources, establish appropriate points of contact for the applicant and PWS, and implement best management practices.

Authority:

18 AAC 80.015. Well protection, source water protection, and well decommissioning.

- a) A person may not
 - (1) cause pollution or contamination to enter a public water system; or
 - (2) create or maintain a condition that has a significant potential to cause or allow the pollution or contamination of a public water system.

Recommendations:

- 1) Identify on a legible map if any part of the project is within a Drinking Water Protection Area (DWPA) for a PWS source. DWPA's can be found using the interactive web map application, "Alaska DEC Drinking Water Protection Areas", located at <https://dec.alaska.gov/das/GIS/apps.htm>. Links to basic instructions for using this web map can be found on the map description page. If you experience problems accessing the map, please contact the Drinking Water Source Protection group at (907) 269-7549, or chris.miller@alaska.gov.
- 2) Where the project/permit intersects a DWPA, notify the associated PWS contact and provide the following:
 - a) A brief description of the project location and associated activities; and
 - b) Project contact information.

PWS contact information can be obtained using the hyperlink from within the pop-up information for each PWS source in the web map, or directly by using the online application called "Drinking Water Watch", found at <https://dec.alaska.gov/DWW/>.

- 3) Within the identified DWPA, control stormwater and wastewater discharge such that it is directed away from the PWS.

Recommendations for general project activities associated with, or near, a public water system source (continued)

- 4) Within the identified DWPA, restrict project/permit activities that could significantly and/or permanently change the natural surface water or groundwater levels of the water sources immediately contributing to the PWS.
- 5) Within the identified DWPA, implement voluntary best management practices suited to your project where equipment storage, maintenance and operation, or other potential sources of contamination are located to minimize the potential for PWS source contamination.
- 6) Restrict or limit equipment storage, maintenance and operation, and other potential sources of contamination, within the following high-priority DWPA Zones:
 - a) Zone A DWPA (several-months-time-of-travel for contributing groundwater, or 1,000-foot buffer of the contributing surface water body and its immediate tributaries);
 - b) Zone E DWPA (1,000-foot buffer of the contributing surface water body and its immediate tributaries for a source using groundwater under the direct influence of surface water (GWUDISW)); or
 - c) Provisional DWPA (1,000-foot radius around a PWS source).
- 7) All non-proprietary data related to the project/permit, including but not limited to, water quality results (field and lab), survey data, water levels, subsurface lithologic descriptions and depth, and groundwater flow direction and gradient information, should be made available to the permitting agency upon request.
 - a) When associated with the development, construction, modification, or operation of a PWS, follow the requirements in DEC Drinking Water regulations 18 AAC 80, <https://dec.alaska.gov/eh/dw/regulations/>.
- 8) Keep a list of PWS contacts and agency spill reporting contacts readily available.
 - a) Immediately notify contacts of any potential contamination event, such as spills or excess erosion.

Sincerely,

Charley Palmer, *Hydrologist 3*
DEC Drinking Water Source Protection
E-mail: charley.palmer@alaska.gov
Phone: (907) 269-0292

Alternate contacts:




Chris Miller, Environmental Program Specialist 4, chris.miller@alaska.gov
Kenna Billups, Environmental Program Specialist 2, kenna.billups@alaska.gov

Legend

DEC Drinking Water Layers

SDWS Drinking Water Facilities - Public

Federal Classification

-  Community Water System (C)
-  Non-Transient Non-Community Water System (NTNC)
-  Non-Community Water System (NC)

DEC- DW Alaska Drinking Water Protection Areas

Zone A (GW-Several Months Time of Travel or SW 1000 ft buffer)



Zone B (GW-2 Yr Time of Travel or SW-1 mile buffer)



Zone C Surface Water (Watershed Boundary)



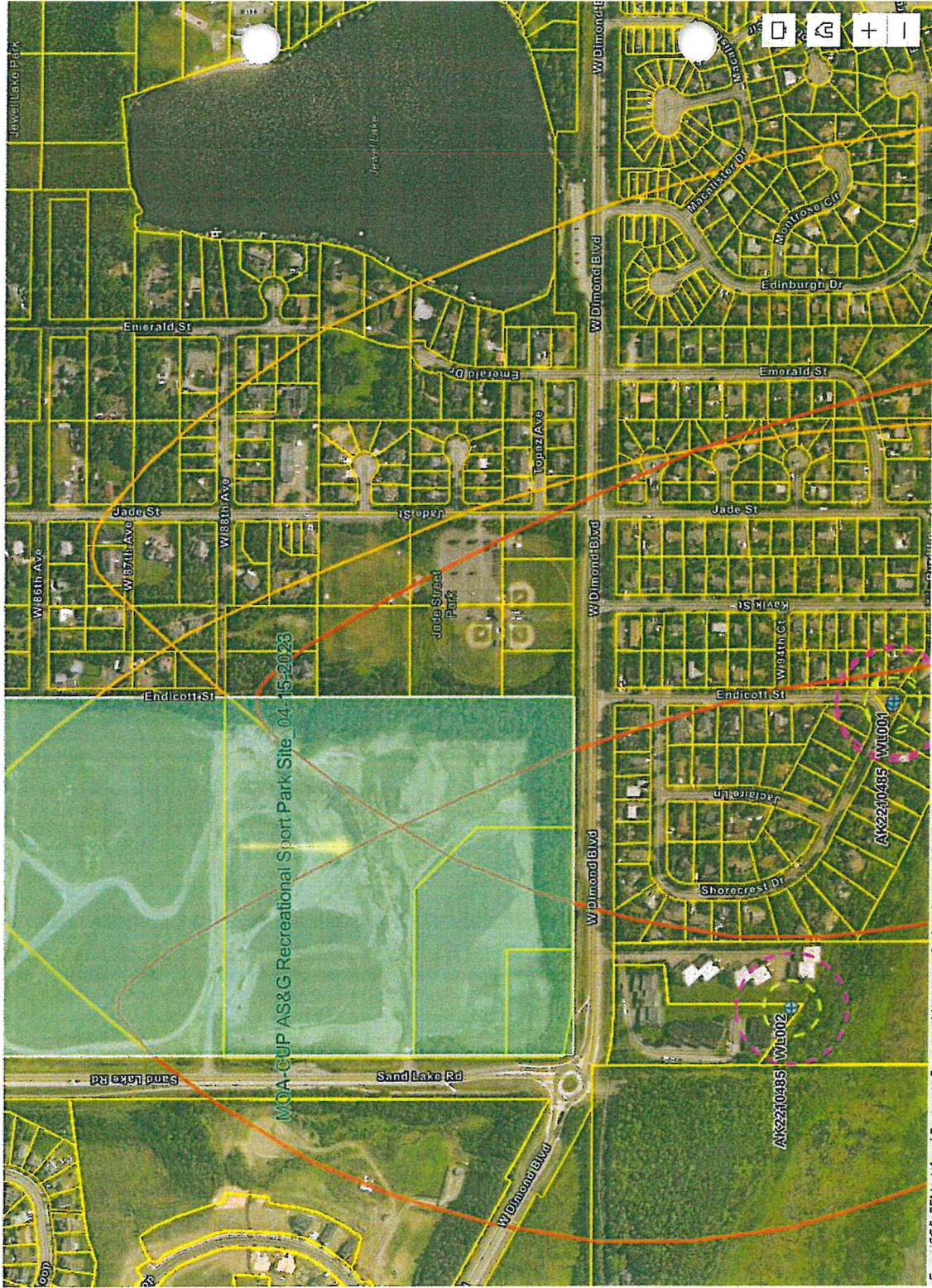
Zone E Ground Water Surface Water Influence (1000 ft buffer)



Zone F Ground Water Surface Water Influence (1 mile buffer)



Zone G Ground Water Surface Water Influence (Watershed Boundary)



▼ Est. USGS FEMA | Kenai Peninsula Borough, Histanuarta-Suaina Borough GIS, Municipality of Anchorage, State of Alaska © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, METRIX, USA, USGS, ... Powered by Esri

McLaughlin, Francis D.

From: Matt Hampton <mh197423@gmail.com>
Sent: Friday, May 19, 2023 8:49 AM
To: McLaughlin, Francis D.
Cc: Matt Hampton
Subject: Case 2023-0030 Anchorage Sand & Gravel Conditional Use Application

[EXTERNAL EMAIL]

Mr. McLaughlin,

I am a resident of Anchorage and a member of the Sand Lake Community Council. I am writing to you today to support AS&G's application for additional fill and time for them to meet their proposed grading plan. I have reviewed their proposed grading plan and I believe the project will be an asset to our community. Not only is a regulated fill site critical to keeping Anchorage housing and construction project costs affordable, it also keeps illegal fill sites from popping up throughout our city. Additionally, the positive benefits of the soccer fields for our community will be tremendous. The proximity to the Jade Park ball fields, and the many residents of the Sand Lake Community make this a perfect location for this park. AS&G has remained active in our community for many years, and has done a good job of managing the challenges inherent with fill sites. I believe that they are the right contractor for this site, and this project.

Thank you for your consideration,

Matt Hampton

McLaughlin, Francis D.

From: Pasha Ellenburg <pashaellenburg@gmail.com>
Sent: Thursday, May 18, 2023 4:49 PM
To: McLaughlin, Francis D.
Subject: Support of proposed Sports Park

[EXTERNAL EMAIL]

Dear Mr. McLaughlin,

I am writing you today to express my support for the proposed sports park and conditional use request submitted by Anchorage Sand and Gravel. As one of the first homeowners in the Sonoma Glen project in the Westpark subdivision I am aware of ASG's current fill site. I am in full support of their request for additional time and fill for them to develop their proposed sports park. I am excited to see their project come to fruition, and I believe it will be an asset to our community and the city.

Thank you for your consideration,

Pasha Ellenburg

8968 Dry Creek Loop

Wilco Contractors
16701 Ransom Ridge
Anchorage, Alaska. 99516

To: francis.mclaughlin@anchorageak.gov; slccpresident@gmail.com
Subject: Case No. 2023-0030 AS&G Amendment
8350 Seaview

Mr. McLaughlin and the Sand Lake Community Council:

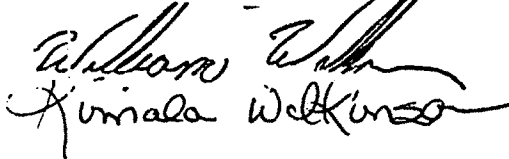
We own property off of Seaview and STRONGLY OPPOSE the AS&G amendment to building a six story sledding hill above the current land fill elevation of 162 feet. Not only will it disrupt the view of our tenants and cause the property value to decline there are other construction issues to consider. One being that this was a landfill filled with unstable soils. Has anyone done a study concerning the water table disruption it may cause to the water tables, wells, and septic systems in the outlying areas? Where will the water flow?

Also, I don't know of any soccer fields being played on hills. I'm sure there haven't been studies done for the traffic and parking complications this may cause.

We realize this is a cash cow for AS&G (who are not Alaskan owned company anymore) because we do not have another place to put these unstable soils in Anchorage. They will have to ship the materials somewhere else.

Please do Not approve AS&G's amendment. We the neighborhood of Sand Lake will be very grateful in preserving our area. Please let us still View the Sea!

William and Kimala Wilkinson

Handwritten signatures of William and Kimala Wilkinson. The signature for William is written above the signature for Kimala.

McLaughlin, Francis D.

Subject: FW: AS&G fill lot plans - case 2030-0030

From: Mary Sullivan

Sent: Thursday, May 11, 2023 12:48 PM

To: frast@gci.net; slccpresident@gmail.com

Cc: Clint Wagner

Subject: AS&G fill lot plans - case 2030-0030

Good afternoon,

We live at the end of Seaview street overlooking the AS&G fill lot. In the winter we sled down the baby hill between the green belt and the lot. In the spring and summer our dog and kids enjoy the beauty of the lot for playing fetch and long walks. We love the view of the mountains, which was a huge factor in our decision to buy our home in the first place.

We were ok with the idea that the lot would become soccer fields/a park that would not further obstruct our view of the mountains.

Our concerns about the current plan for a sledding hill are that it would impact our views of the mountains and thereby our property value. Also that the hill might block natural light in winter. Additionally we are concerned about traffic to our street. With small children one of the things we love most about our street is that it is quiet with very little traffic and is safe for our small

Children to play. We don't want more traffic to our street from people trying to access the lot.

We are good with the people who owned our home before us and have visited this street and area over the last decade quite frequently, and we remember when the grade of that lot was even with the street and the views of the mountain were unobstructed from the ground. Now to get good views we sit on the second story deck. As I understand it, the fill of this lot has already exceeded the height/grade it was approved for originally. And a sledding hill added on top of the already raised lot would further obstruct views.

I'm concerned about traffic, property values, views, and blocking natural light to my home.

I would much prefer a flat park for soccer fields or even "trails" for a dog park to a sledding hill, especially as there are multiple sledding hills in the area already. Although any high use plan might endanger people during a seismic event on top of a fill lot that will settle over time.

I also want to be sure that parking and access to the lot are sufficient and won't overflow onto my street.

Sincerely,

Concerned parents and home owners at 8333 Seaview street.
Mary & Clint Wagner

Sent from my iPhone

Wilco Contractors
16701 Ransom Ridge
Anchorage, Alaska. 99516

To: francis.mclaughlin@anchorageak.gov; slccpresident@gmail.com
Subject: Case No. 2023-0030 AS&G Amendment
8350 Seaview

Mr. Mclaughlin and the Sand Lake Community Council:

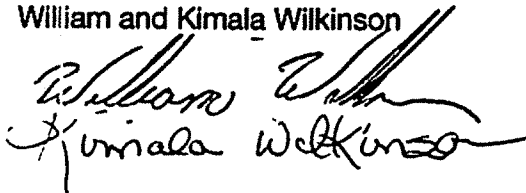
We own property off of Seaview and **STRONGLY OPPOSE** the AS&G amendment to building a six story sledding hill above the current land fill elevation of 162 feet. Not only will it disrupt the view of our tenants and cause the property value to decline there are other construction issues to consider. One being that this was a landfill filled with unstable soils. Has anyone done a study concerning the water table disruption it may cause to the water tables, wells, and septic systems in the outlying areas? Where will the water flow?

Also, I don't know of any soccer fields being played on hills. I'm sure there haven't been studies done for the traffic and parking complications this may cause.

We realize this is a cash cow for AS&G (who are not Alaskan owned company anymore) because we do not have another place to put these unstable soils in Anchorage. They will have to ship the materials somewhere else.

Please do Not approve AS&G's amendment. We the neighborhood of Sand Lake will be very grateful in preserving our area. Please let us still View the Sea!

William and Kimala Wilkinson

Handwritten signatures of William and Kimala Wilkinson. The signature for William is written above the signature for Kimala.

McLaughlin, Francis D.

From: austin brewer <austinbrewer45@hotmail.com>
Sent: Monday, May 8, 2023 8:43 PM
To: McLaughlin, Francis D.
Subject: Case 2023-0030 Anchorage Sand & Gravel

[EXTERNAL EMAIL]

Case 2023-0030 Anchorage Sand & Gravel

Dear Mr. Laughin

I bought a house and adjoining property with Ashley 4 years ago, I get a beautiful view of the Chugach Range from my property past the back yards of the two houses south of our lot. We invested quite a bit in these properties because it was a nice quiet dead-end street. We later found out that soccer fields were planned. Since the turnaround was put in we have been getting a lot of dog walkers leaving feces, will the Sports Park have dog poop stations? We did not find out about the soccer fields until after we bought and were not concerned as they would not change the view. If soccer fields are put in, what will prevent traffic to the turnaround right next to a new field? We don't mind walkers, or bikes, but bought this property partially because it was a dead end street

We attended the zoom meeting in January when they talked about the Park, we did not find out about the hill until we talked to our neighbor. If they talked about the Hill at the Zoom Meeting we sure did not understand, some panorama views after the Park was done would have been nice to better understand what it might look like.

If the hill blocks our view what will that do to our property values? Can we get an idea of what it will look like after it is done. The sun is very low in the winter, we get some nice daylight across the field. Will the sun be blocked by the hill? If so for how many days? What will that do to my property values?

We are disappointed that the City would even consider something that will ruin my private property.

Austin Brewer

Sand Lake #2, Lot 5, Block 10

Hello, ~~there~~ my name is Jonathan
I'm one of the 2010 boys in the competitive
cook inlet league. Soccer is a big
part of my life. I have been playing soccer
since I was 3 and playing on this team
has been a great opportunity for me.
My goals for this season is to take part in
winning a tournament that is something me
personally haven't done but I have had
a lot of 2nd places. It is important
to have a quality ^{field} because last year we didn't,
the grass was always wet or dry when it was
wet it made our uniforms dirty, stinky, and
wet which is really hard to play in.



Please support the kids in Anchorage
by helping us have more quality
fields.

Thank you,
Jonathan

McLaughlin, Francis D.

From: james rose <jamesd.rose@gmail.com>
Sent: Tuesday, April 25, 2023 11:06 AM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

As a parent and committed Alaskan - we need more public investment!

Please help develop this into an asset for Alaskans to love Anchorage more.

We really need more outdoor field space - which gets multiple uses from many community members!

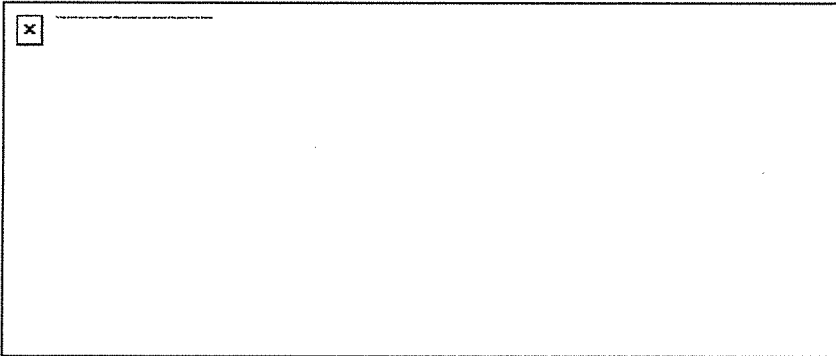
With thanks,

Jamie Rose: B.S., M.Div.

Real Broker, LLC

Cell: (907) 232-7183

Office: (907) 947-6600



IMPORTANT NOTICE: Never trust wiring instructions sent via email. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

McLaughlin, Francis D.

From: Michael Hudok <HUDOKM@hotmail.com>
Sent: Friday, April 21, 2023 2:37 PM
To: McLaughlin, Francis D.
Subject: Soccer and sledding hill

[EXTERNAL EMAIL]

Hi Francis,

I live on this end of town. I support this project and if you require anymore thought on it, I would be happy to put more of my two cents in.

Thanks,
Mike

Michael Hudok
907.317.8769

I think you should build a new soccer



field

because I bet everybody wants
to play perfect soccer in CISC including
me.

By Myles
LYON 2012 CISC

Hi, My name is Mason and Soccer is important to me because it helps me stay active. One of my goals is to win regionals. We need better soccer fields because we don't have the best outside soccer fields.

Sincerely Mason Lyon 2010 boys-

McLaughlin, Francis D.

From: Randy Sulte <rsulte5891@aol.com>
Sent: Friday, April 28, 2023 9:50 AM
To: McLaughlin, Francis D.
Subject: Southwest Anchorage AS&G Park

[EXTERNAL EMAIL]

Dear Mr. McLaughlin,

I am writing to you to express my support for the AS&G Park being proposed for the quarry located in southwest Anchorage. I am excited about the possibility to have a park built out of relatively unbuildable land that will offer soccer, sledding, trails and is near the adjacent Jade Street softball fields. Even more excited that the effort is being led privately by AS&G.

- There is a current lack of soccer fields in the municipality, and they are poor quality. Soccer participation continues to grow and the need for new, quality fields is imminent.
- The club will lose use of a large portion of its current soccer field in South Anchorage due to a municipal and state road project.
- The new fields will not cost the Municipality funds for development and maintenance.
- There will be parking on-site and access to the park from all around the neighborhood.
- The park includes walking paths & a hill that provides a windbreak for the players and spectators, pavilions for team gatherings.
- The plan includes seating built into a hillside
- The new park has the ability to host regular team training, future tournaments, including state cup, camps and league games.
- The park has utility for both summer and winter activities.

Respectfully submitted,

Randy
Randy Sulte
(907) 301-1484

*That which delivers value will be maximized, that which destroys it will be minimized.
The best time to plant a tree was 20 years ago, the second best time is today.
Bring me solutions, not problems.*

Dear Francis McLaughlin,

I am Nolan Phelps. I live here in Anchorage and play soccer for Cook Inlet Soccer Club. I am writing in support of the development of the new ASSG Park here in Anchorage. The reason I am writing to support this park is because there is a current lack of soccer fields here in Anchorage and the fields that exist are in very poor shape. The new fields will not cost the Municipality funds for development and maintenance. It is especially urgent because the club will lose a large portion of soccer fields in south Anchorage (at the Anchorage Gardens) due to a municipal and state road project. There will be parking on site and access to the park from all around the neighborhood. In addition to the fields the park will contain several multi-use trails and even a sledding hill, making it a desirable place for both the summer and the winter. The new park would even have tiered seating built into a hillside for the championship field. ASSG Park will be able to host regular team training, future tournaments (including the state cup), and camps and league games. **SUPPORT FOR ASSG PARK!**

Sincerely,
Nolan Phelps.

Hello Municipality,

My name is Quynn Campbell. I have been playing soccer for ten years. I am a part of the Cook Inlet soccer club. I play for the 2010 girls elite team. My team has been State champions for over five years. In order to be successful out of state we need good facilities in Anchorage to train on. Last year we had to stop playing during one of our games to repair the field so none of the players got injured. The AS&G's recreational sports park would provide safe soccer fields for Anchorage athletes to develop their soccer skills on. Please consider investing in our future and my fellow athletes and my love for the game. Thank you for considering my request.

Sincere Thanks,

Quynn Campbell

#3 CISC 2010 girls elite team

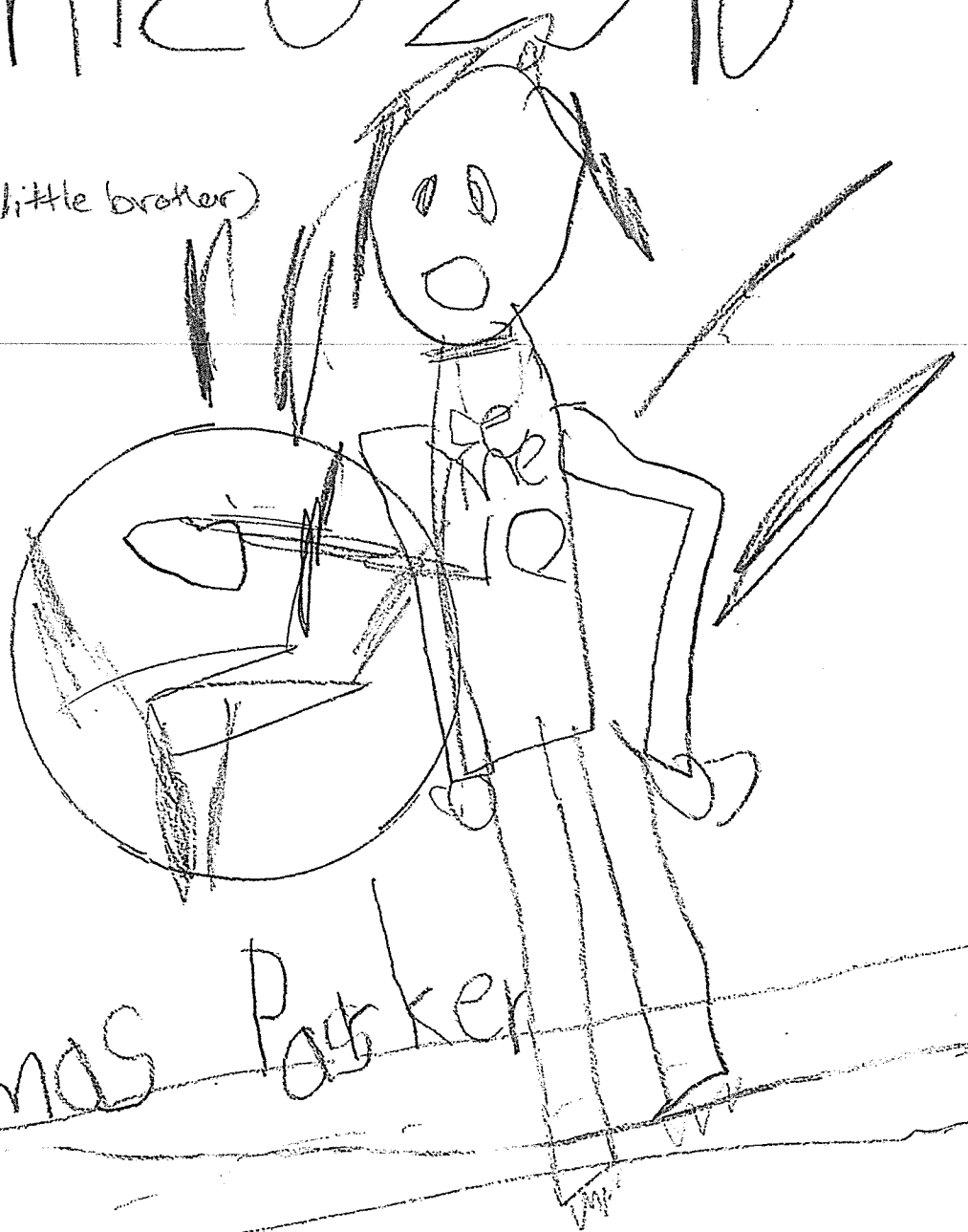
Anchorage Municipality,

Earning the right to compete at a National level in soccer has been one of the hardest things I have ever accomplished. My name is Avrey Campbell, and I play for Cook Inlet OT girls. Our soccer team has found success travelling out of state, and we currently hold a national ranking. When we travel out of state I have gotten to see many different facilities, and am always disappointed when we come home and play on our own fields. I sincerely hope that the AS&G recreational sports park is seriously considered, and approved quickly. I am a sophomore at Dimond High School and would love the opportunity to play on quality soccer fields before I go to college.

Thank you for taking the time to read this letter,
Sincerely, Avrey Campbell

April 2023 10 ^{4/10/23}

Thomas Parker (little brother)
Plays FOR:
Joke Cook inlet
Camp Soccer
Player



Thomas Parker

Hi,

My name is Dylan Bell and I play on the 2010 boys team. Soccer is very important to me because it is a way of keeping me active and social. I have played soccer for about 8 years and it is my favorite sport. Right now, my goals are to keep improving and be able to make varsity soccer in high school. With the fields we have right now, they are all across town and some days, it's hard to get to my practices. With new fields in Southridge, it would make it a lot easier to get to soccer and make sure I am getting as much practice as I can.

Sincerely,

Dylan Bell

4/10/23

Dear Mr. McLaughlin,

My name is Bryce and I play for the 2010 Boys Cook Inlet Comp Soccer League. I've been playing for two years, and I'm aiming to get better. Unfortunately, the Dome is always crowded. Having a second one would be very helpful for my team and beneficial for me.

My goal is to become a pro soccer player and having another Dome will help me achieve that.

Please reach out if there is any way I can help achieve this project.

Thank you for your consideration.

Sincerely,

Bryce Marrero

McLaughlin, Francis D.

From: Jennifer Torpy <jennifertorpy@gmail.com>
Sent: Friday, April 14, 2023 10:35 AM
To: McLaughlin, Francis D.
Subject: Soccer fields

[EXTERNAL EMAIL]

Hello,

I am writing in support of the planned sports park site. My 14 year old son has been playing soccer for the last 3 years and loves it! We currently live in South Anchorage and travel all over the city to see him play. I understand another project may take away fields needed for soccer and this project would remedy that. I also understand the project will not cost the municipality to develop and maintain the fields. The project is a win for the kids, families and community. Please do all you can to make it happen.

Respectfully,
Jennifer Torpy

Sent from my iPad

McLaughlin, Francis D.

From: Ani Brown <ani.gneiting@gmail.com>
Sent: Thursday, April 13, 2023 9:58 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

To whom it may concern,

We are the Browns, and have four children ages 12-5. All of them enjoy playing soccer and frequently participate in leagues here in Anchorage. It would be wonderful to have another area here in Anchorage developed for soccer use that has on site parking, well-maintained fields that are designed for soccer, and that are reasonably close. The project Cook Inlet Soccer has proposed, alongs with Anchorage Sand and Gravel can do this, at no cost to the municipality now or in the future. Please give this proposal your support.

thank you,
Ani Brown

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



01113330000
JOHNSON BRET E & PATRICIA A
8307 SEAVIEW ST
ANCHORAGE, AK, 99502-4158

NOTICE OF PUBLIC HEARING: Monday, May 1, 2023

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2023-0030 995024158 0002

PETITIONER: Anchorage Sand & Gravel

REQUEST: Amendment to a previously approved Conditional Use requesting approval for (1) continued land use reclamation activities and (2) amending the final grading, drainage and restoration plans to conform to the proposed AS&G Recreational Sport Park site.

TOTAL AREA: 65.88 acres

SITE ADDRESS: 8501 Sand Lake Road, Anchorage, Alaska 99502

LOCATION: Generally located east of Sand Lake Road, south of West 82nd Avenue, west of Endicott Street and north of West Dimond Boulevard

CURRENT ZONE: PLI (Public Lands and Institutions) District

COM COUNCIL(S): Sand Lake

LEGAL DESCR: Tract 1, Polen Park (Plat 2019-41); Tract A, Lancaster Subdivision (Plat 80-59)

New Public Hearing Process: The Planning and Zoning Commission will hold a public hearing on the matter stated above no earlier than 6:30 pm on May 1, 2023 at Z.J. Loussac Library, Assembly Chambers, 3600 Denali Street. To provide testimony via phone, email PlanningPhoneTestimony@anchorageak.gov by 2:00 p.m. the day of the meeting with your name, phone number, and requested agenda item(s). The subject line should read "Phone Testimony". The Secretary will phone you during the public hearing at the number you provide. Individuals will have 3 minutes to testify, and representatives of groups will have 5 minutes.

PLEASE DO NOT EMAIL CASE COMMENTS TO THIS EMAIL ADDRESS.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7931; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>. Written comments on public hearing cases will be accepted up until 1:00 p.m. on the last business day before the meeting date. After that time, anyone wishing to submit comments must attend the meeting to testify at the public hearing.

ALL DOCUMENTS LISTED ON THIS AGENDA ARE AVAILABLE ONLINE AT www.muni.org/watchnow.
FOR AUXILLARY AIDS, SERVICES, OR SPECIAL MODIFICATIONS TO PARTICIPATE, PLEASE CONTACT THE MEETING SECRETARY TO REQUEST REASONABLE ACCOMMODATIONS AT 343-7576; FAX 343-7927

We, Bret + Patricia Johnson hereby oppose the propose
As + G's Amendment - please see attached email
with the details of our objections and please Do NOT
Grant this (Application) (Case No. 2023-0030) -
Thank you. *Bret Johnson* 4/10/23
Patricia Johnson 4/10/23

**Case No. 2023-0030 AS&G
Amendment**

From: Patricia A. JOHNSON

jjpjalaska@msn.com

To: francis.mclaughlin@anchorageak.gov

francis.mclaughlin@anchorageak.gov,

slccpresident@gmail.com

slccpresident@gmail.com

Cc: Patricia A. JOHNSON

jjpjalaska@msn.com, frankrast55@gmail.com

frankrast55@gmail.com

Sent: Saturday, April 8, 4:09 PM

Mr. McLaughlin and the Sand Lake Community
Council:

We have lived at 8307 Seaview Street for over 40 years and strongly oppose the current AS&G amendment to building a six story sledding hill above the current fill elevation of 162 feet. Having experienced many years of issues since 1983 with the heavy AS&G's truck traffic, loud noise, poor air quality, broken windshields, dust and debris, it is not in the best interest of the homeowners to have this amendment approved. Not only will it obstruct our views of the mountains and inlet, it will cause our property values to decline.

In 1983 when we purchased our home, we were assured that the gravel pit area would become a park and enhance our neighborhood. Unfortunately, that has not occurred due to the AS&G's continuing amendments. Instead, the area has become an eyesore with the pit being filled with different types of material. The constant truck dumping results in: excess noise, filthy roads with debris causing dangerous road conditions, and dirty air pollution which has been extremely unacceptable to the local residents.

Having raised a daughter who played competitive soccer, it not necessary or a need to have a mound for soccer. Also, there is no need for a sledding hill at this location. There are many other locations in the Anchorage area that would accommodate those plans. The impact of the increased traffic alone would severely diminish the quality of life for the local residents and the enjoyment of our neighborhood.

Thank you in advance for considering our strong objections against AS&G's amendment. Please do not approve AS&G's amendment to preserve of our neighborhood and quality of our life.

Respectfully yours,

Bret and Patricia Johnson

Sent from [Mail](#) for Windows

Dear, Mr. McLaughlin

My name is Cougar Mingo, I have been on the Cook Inlet Soccer Club for four years. Soccer is important to me because I want to be like Lionel Messi and play in huge stadiums with tons of people watching. My goals are to be one of the best soccer players in Alaska for my age. I can not keep this goal unless we have good soccer fields. We have won State Cup two years in a row now and would like to continue this, but with the soccer fields we have now, it is going to be hard. We play on fields with flooded grass, a lake where balls roll into it, and tons of mosquitos and other bugs. Although we could use Kinkadee Park, it is always full. I hope you accept this letter as one of many in support of a new field complex in south-west Anchorage.

Sincerely, Cougar Mingo

To whom it May Concern, Hi, I'm haji number 30
I like soccer because I like a challenge & want
more fields because more kids can play out one.

Dear State,

I am writing to express my concern of the shortage of fields in Anchorage. I think if we had more fields in Anchorage/Alaska in general it would promote the health and well being of the city. I also believe that my team and I do not like to share fields because the fields are too small. It is my dream to become a pro one day and with my current resources I just don't see that happening. I believe that if the state invested in more public and private soccer fields it would affect the city very positively.

Sincerely, Miles Robinson

Dear Mr. McLaughlin

I like playing soccer. I want to get better. Soccer helps me get strong and learn how to be part of a team.

New fields will help a lot of teams. I like playing outside. Please help this project get started.

Patrick Barnes

#10

Dear Francis McLaughlin,

My name is Rhett Huddleston I'm 7 years old. I really really like soccer.

I'm training to be the best goalie.

It would be really really nice

to have good fields. Please

approve the sand lake soccer field project. This would help my field and me get better at soccer.

Sincerely,

Rhett Huddleston

April 10, 2023

Dear Francis McLaughlin

I am Davontz Esias Gould-Basarano, I am 12 years old, I play for Cook Inlet Soccer Club since 2021. Soccer is important because it has brought joy into my life. My dad introduced me to soccer and I fell in love with soccer and it has become my favorite sport. Soccer has taught me skills I never knew before. It is important to have good quality fields to have a safe and fun environment to avoid risking injuries.

Thank you for your time.

Sincerely,

Davontz E. Gould-basarano

Support for 2023-0030

Taylor Fisk

Anchorage Sand + Gravel - Land Use Reclamation
for the AS+G Recreational Sports Park

To whom it may concern,

New fields in Anchorage would be an amazing accomplishment. My name is Taylor Fisk and I currently play for Cook Inlet Soccer Club, and represent Alaska on the ODP team. I take soccer very seriously and having safe, and flat fields would improve me as an athlete by leaps and bounds. The fields we currently have are not very well maintained which is a safety hazard for everyone who plays on them. Me personally, I know that if I got seriously hurt on the fields that we currently play on, it would change my life. That's why well maintained fields are super important for all players, and refs. I hope you seriously consider approving this project and thank you for your time.

Sincerely,
Taylor Fisk

Dear Mrs. McLaughlin, April 9, 23

My name is Oskar Grunwaldt and I'm 13. I have been playing soccer for 8 years. I like playing soccer because it is fun and I have made a lot of friends. It is important to have quality fields so we can get better.

Please consider a new field complex in South West Anchorage.

Thank you,
OSkar

Hi, my name is Maltsai Buck and I play soccer on Cook Inlet Soccer Club. Soccer is important to me because I can stay in shape while playing my favorite sport. I would like these soccer fields because that could help us play less late at night and with more of a field. I understand some of our soccer fields are being turned into roads and so we really need more quality fields.

-Maltsai Buck

Please support the proposed AS+G Sand Lake Sports park!

McLaughlin, Francis D.

From: Jeri Collins <jeriollins@hotmail.com>
Sent: Wednesday, April 12, 2023 12:59 PM
To: McLaughlin, Francis D.
Subject: Support for soccer fields

[EXTERNAL EMAIL]

Hi Francis,

I see there's a potential for soccer field developments at the AS&G Lot. I'm in full support of this and would love to see the park development!

Good luck!

Jeri Collins

McLaughlin, Francis D.

From: Lauren Blanchett <laurenblanchett@gmail.com>
Sent: Wednesday, April 12, 2023 10:22 AM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

Hi Francis,

My name is Lauren Blanchett, mother of two soccer players with Cook Inlet Soccer Club. I encouraged my kids to play soccer for the simple reason it is accessible to everyone with a ball and access to a field, and that accessibility is why I am reaching out to you today.

There is a lack of soccer fields in Anchorage. CISC specifically is going to lose a large portion of its current soccer field in South Anchorage due to the Muni and State road project.

I request that you please support the AS&G Rec sports park site, and provide the kids (and adults) in Anchorage with access to a park that won't cost the Muni for development and maintenance.

Thank you,

Lauren Blanchett

McLaughlin, Francis D.

Subject: FW: Reminder: Action Alert: Letters of Support NEEDED for new soccer fields!

From: Galen Jones <galenjones1@gmail.com>

Sent: Tuesday, April 11, 2023 6:41 PM

To: McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>

Subject: Fwd: Reminder: Action Alert: Letters of Support NEEDED for new soccer fields!

Hi Francis,

I fully support this development.

Cheers,
Galen Jones

[Subject] Action Alert: Letters of support needed for new soccer fields

Hello Cook Inlet S.C. family member,

We need your help generating letters of support sent to the Municipality of Anchorage's Planning Department for a permit that allows the development of a new community park in Southwest Anchorage that includes new, grass soccer fields.

Background on AS&G Park:

Cook Inlet S.C. has been collaborating with Anchorage Sand and Gravel to develop a new community park at AS&G's Sand Lake Pit in Southwest Anchorage. The new park will be able to accommodate up to seven full-size soccer fields and includes multi-use trails throughout, community spaces for events and a sledding hill that not only makes the park useful in the winter but will help provide wind block for patron but tiered seating at the championship field. The sledding hill is also an essential component to make the project economically feasible for AS&G to develop for the community. AS&G Park will consist of a partnership between Cook Inlet S.C. and AS&G for the benefit of the community. It will not cost the Municipality of Anchorage any money for development and maintenance.

The permit for AS&G Park is undergoing review with the Municipality of Anchorage's Planning Department. Once the planning department has a recommendation on the permit, it will go to the Planning and Zoning Commission for a final decision in early May. **We need the soccer community to express its support for the project by sending letters to the Municipality of Anchorage's Planning Department as soon as possible.**

How to Submit a Letter of Support:

- **Please email your letter of support to mclaughlinfd@muni.org as soon as possible.**
- Use the subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site
- Tips for writing your letter
 - Keep it short but personal
 - Introduce yourself and family and write about your connection to the soccer community and what participating in soccer and having a place to it safely means to you and your kids.
 - Additional bullets you can use:
 - There is a current lack of soccer fields in the municipality, and they are poor quality. Soccer participation continues to grow and the need for new, quality fields is imminent
 - The club will lose use of a large portion of its current soccer field in South Anchorage due to a municipal and state road project.

- The new fields will not cost the Municipality funds for development and maintenance
- There will be parking on-site and access to the park from all around the neighborhood
- The park includes walking paths & a hill that provides a windbreak for the players and spectators, pavilions for team gatherings
- The plan includes seating built into a hillside
- The new park has the ability to host regular team training, future tournaments, including state cup, camps and league games
- The park has utility for both summer and winter activities

If you have any questions about the project, please email info@cookinletsc.com.

Thank you for submitting a letter of support for this game-changing community project. Please forward this on to family and friends who will also submit letters. The more letters the better. We will keep you updated as the permitting process proceeds and let you know if additional support is needed.

[Button hyperlinked to send email to mclaughlind@muni.org] SEND A LETTER!

Sincerely,

Cook Inlet S.C.



McLaughlin, Francis D.

From: Chelsea Ray Riekkola <chelsea@foleypearson.com>
Sent: Wednesday, April 12, 2023 6:09 AM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

Dear Francis,

I am writing to express my support for the permit to allow development of the AS&G gravel pit for additional soccer fields in the city of Anchorage. As the parent of a young child who has participated in soccer, and as an adult who currently plays on a co-ed team with my husband (true story), I would really appreciate your support of this project. Please advocate on our behalf to help this happen!

Cheers,

Chelsea Ray Riekkola
Foley & Pearson, P.C.
4300 B Street, Suite 400
Anchorage, Alaska 99503
(907) 522-2272
(907) 522-6893 (fax)
www.foleypearson.com

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McLaughlin, Francis D.

From: Seth <sethlw@yahoo.com>
Sent: Tuesday, April 11, 2023 5:50 PM
To: McLaughlin, Francis D.
Subject: 2023 AS&G Sports and Recreation Park

[EXTERNAL EMAIL]

Hello!

My name is Seth and our 8 year old son, Leo, plays soccer with Cook Inlet Soccer Club. He is on the 2014 Comp team. I am writing in support of the new AS&G sports park proposal.

My wife, Kristen, grew up on competitive swimming and triathlon teams. I grew up playing competitive soccer in North Carolina. We both understand the importance of having expert coaching and plentiful, well maintained training facilities for young athletes to develop their skills and techniques to the highest levels.

As Alaska is an isolated soccer environment, we feel that having new, quality outdoor fields for our teams to practice on in the summer, will also make them much more competitive when we travel Outside for games and tournaments. This will increase the chances of our players being seen and contacted by scouts from academies, colleges and other high level teams.

Ultimately, new soccer fields will increase players' enjoyment of training time, decrease potential for injury and enhance development of skills and techniques that can carry players to collegiate and, possibly, professional levels.

Thank you for your time and consideration!

Sincerely
Seth, Kristen and Leo Wood

Sent from my iPhone

McLaughlin, Francis D.

From: Barbara Wild <bjwild@gci.net>
Sent: Tuesday, April 11, 2023 8:38 PM
To: McLaughlin, Francis D.
Subject: In favor of Sand Lake Fileds

[EXTERNAL EMAIL]

I support the sports fields and trails along Sand Lake Blvd and Dimond Blvd. This area is in need of sports fields and areas where families can run, walk, and recreate. I Barbara Wild

4821 Tanya Cir
9078303163
bjwild@gci.net

McLaughlin, Francis D.

From: Marina D <marina_bmv@hotmail.com>
Sent: Tuesday, April 11, 2023 4:04 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

Good afternoon,

I am a parent of a young soccer player, who recently joined competitive team of Cook Inlet girls soccer league. She is 12 y.o and loves her team and soccer itself. She can't wait to get to the next practice every week and always talks about tournaments she is going to be part of.

It seems like with recreational sports are growing in Anchorage, however, at times it is challenging for the league to reserve a field to practice and some practices are either scheduled earlier in a day, when not many parents are able to bring their young players to the practice, or are cancelled altogether.

I'd like to express a support for the idea of building AS&G Recreational Sports Park Site as so many young players will benefit from having more space to practice, more families to enjoy the space and more kids to be exposed to sports and fun activities, away from computers and phones. Please make it happen!

Marina

McLaughlin, Francis D.

From: Amber Zins <arzins@live.com>
Sent: Tuesday, April 11, 2023 3:56 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

Dear Mr. McLaughlin,

My name is Amber Zins and I work at a local bank here in Alaska and I am the mother to two children ages 7 and 9. Both of my children are in soccer programs at Cook Inlet and therefore soccer is a huge part of our daily lives. I am not alone in my concerns over the lack of usable soccer fields in this community and my strong support for the AS&G Recreational Sports Park site proposed. Having spent all summer last year in wet fields, it is apparent that the community has not only a lack of soccer fields but those that are utilized are poor quality.

We continue to see new kids join my kids teams and it is apparent that soccer continues to be huge for the children in this community and only keeps growing. With the abundance of parks and trails in this town, it is amazing how much we lack good quality fields. The loss of the Anchorage Gardens for CISC due to the road projects further enhances the need for more fields in this town.

I understand that there are some community members in the Sand Lake area that are not supportive of this project. However, I have talked to more community members that support this project than don't, but like anything, those opposed tend to be much more vocal. I encourage you to focus on the significant need in this community and how this project will continue for years to support the children in our community. Physical activity and fresh air are so critical for children, especially in our state where we endure months of cold and darkness. This park not only gives a place for community in the summer but would also provide trails for winter use. This could help alleviate some of the traffic on the Kincaid trails which would help extend their life as well.

I encourage you to support this community enhancing project and know that there is significant support behind it from community members such as myself.

Thank you,
Amber Zins

AS&G – SUPPORT LETTER

Date: April 6, 2023

To: The Municipality of Anchorage
C/O: Francis McLaughlin
Planning Department
P.O. Box 196650
Anchorage, AK 99519
Email: francis.mclaughlin@anchorageak.gov
Phone: 907-343-8003

From: Hultquist Homes
12570 Old Seward Hwy
Anchorage, AK 99515

RE: Support Letter for MOA Case #2023-0030, AS&G's Conditional Use Permit Application/Amendment.

As a home builder and developer for over 40 years, Hultquist Homes are writing to support AS&G's request to amend their conditional use permit for the Sand Lake Clean Fill Site. Hultquist Homes have followed the progress of AS&G's proposal to add additional fill material and extend the site's operation for ten years. This is in exchange for using a portion of the future revenue to develop a Sports Park with seven Olympic-sized sports fields, sledding hills, walking paths, and pavilions. This will be an excellent addition to the Sand Lake area, raising future property values.

Sand Lake Reclamation Site is a "CRITICAL" element to the overall construction cycle, from the average homeowner projects to the residential and commercial builders developing new neighborhoods. The municipality and the state of Alaska are affected by this cycle while building and maintaining our valuable infrastructures. We need this fill site! If future construction projects are required to haul site excavation out of the Anchorage bowl, **costs would nearly double** for the earthwork on new and existing construction developments.

Anchorage will see the following benefits by supporting this amendment to the Conditional Use Permit:

- ↓ **Lower Building & Construction Costs.**
- ↓ Lower overall Carbon Footprint for construction.
- Help limit commercial vehicle traffic, reducing future road maintenance and congestion.
- Sand Lake's central location significantly reduces isolated commercial truck traffic throughout the Anchorage Bowl and the surrounding neighborhoods.
- Here's the outcome if these commercial trucks were to haul excavation from the Anchorage Bowl to Eagle River.
 - **Example:** There would become a traffic jam at the commercial scales on the Glenn Hwy, and tractor-trailer traffic would **increase** ↑ by an estimated 500 (round trips) per day through downtown and the Glenn Highway. Resulting in ↑ **increased** trucking costs directly affecting our projects.
- Sand Lake Reclamation Site has been used since the 1980s; it is environmentally safe, permitted, centrally located, and well-run.

Sincerely,


Dave Hultquist

Dear Mr. McLaughlin,

I am writing this letter in support of a new community park at ASGG's Sand Lake pit in Southwest Anchorage. The fact that this new park would have soccer fields gives me a lot to look forward to. Soccer is very important to me because I can definitely see myself doing this for the rest of my life. The current soccer fields in Anchorage are difficult to play on, it would be great to have better quality fields in town. It would also be awesome to have a new place to go sledding in the winter. I really hope this project gets approved. Thank you

Conner Garrett 7th grader
Cook Inlet soccer club

4/11/23

Niles Knight
13511 Jarvi Dr.
Anchorage, AK 99515

Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G
Recreational Sports Park Site

To Whom it may concern,

I am writing to give my support for the AS&G Recreational Sports Park Site.

I am a born and raised Alaskan. I grew up playing soccer and hockey every year in Anchorage as a child and well into adulthood. I was a volunteer coach for my daughters soccer teams from 1999 through 2008. I also have coached my sons soccer team in 2019 and hockey in 2022. All of our soccer practices were at a local park or at a local ASD School. Most of these fields were not suitable for full practices. Poor field conditions made it dangerous to conduct full drills and practices. We are in great need for new fields so we can practice and play soccer safely. Recreational sports sites like this one will provide an outlet for safe & fun activities. It greatly helps our youth, by keeping them occupied in a positive way. There is way to much drug use and crime in this city. This Sports site will only improve the quality of our city and our youth. There is a current lack of soccer fields in the municipality, and they are poor quality. Soccer participation continues to grow and the need for new, quality fields is imminent. The club will lose use of a large portion of its current soccer field in South Anchorage due to a municipal and state road project. The new fields will not cost the Municipality funds for development and maintenance. There will be parking on-site and access to the park from all around the neighborhood. The park includes walking paths & a hill that provides a windbreak for the players and spectators, pavilions for team gatherings. The plan includes seating built into a hillside. The new park has the ability to host regular team training, future tournaments, including state cup, camps and league games. The park has utility for both summer and winter activities.

Thank you,

Niles Knight.

McLaughlin, Francis D.

From: Michelle Burch <michelle_ak_burch@yahoo.com>
Sent: Monday, April 10, 2023 2:31 PM
To: McLaughlin, Francis D.
Subject: Support of Additional Soccer Fields

[EXTERNAL EMAIL]

Dear Municipality of Anchorage,

I am a long time resident of Anchorage and have raised three children (all of whom played or are playing competitive soccer) in this community. Each summer we have struggled to find safe, well maintained field for our children to practice on. Soccer fields are crucial if we want to develop healthy children. The development of a new park would not only provide additional practice location it would open up the potential for hosting other soccer families from around the state for tournaments and other learning opportunities.

I am in support of developing a new community park at AS&G's Sand Lake Pit in Southwest Anchorage to make Anchorage a better place to raise our children.

Thank-you,
Michelle Burch

McLaughlin, Francis D.

From: Barnes, Chris W <Chris.W.Barnes@conocophillips.com>
Sent: Monday, April 10, 2023 12:27 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

Francis,

I'm writing to support moving ahead with permitting for the AS&G park at Sand Pit Lake in southwest Anchorage. My wife and I moved to Anchorage 3 years ago and plan to stay long term. We have 1, 6 and 9 year old kids. Our 6 year old currently plays soccer with Cook Inlet and our 9 year old has played in rec leagues in the past as well. Part of what we love about Anchorage is the outdoor activities around town that families such as ours can enjoy in every season.

With seasonal weather challenges, I am impressed how vibrant the soccer culture is in Anchorage. Club and recreational leagues around town give kids an athletic outlet, and also a great place to feel included as part of a team; it is a huge net positive for the community. That said, logistical challenges of finding sufficient fields for practice and games is an ongoing challenge and a constraint to growing soccer in Alaska.

I am excited to hear about the potential project to add new fields. Our family would get very frequent enjoyment out of not only the soccer fields but the walking trails and winter sledding. I'm always conscious about city funds, and understand the fields will have no cost for the municipality for development or maintenance.

Thanks for taking time to read my letter and please consider the significant benefit of the new park to residents like me as you complete your review.

All the best,

Chris Barnes

McLaughlin, Francis D.

From: Amanda Janes <afynskov@gmail.com>
Sent: Monday, April 10, 2023 12:39 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

Good afternoon,

I am writing today to express my support for the planned AS&G Sports Park. This is a much needed project and will be a great addition to Anchorage's soccer community as well as the surrounding neighborhoods.

My son Apollo has been playing soccer for a few years now and he absolutely loves the game. We definitely need more fields that could accommodate not just practices but games and tournaments.

It is my understanding that this park would not cost the municipality anything. That all funds for development and maintenance will be covered by AS&G and Cook Inlet S.C.

Please know that this new park will be used, greatly loved and appreciated by the soccer community and the families living around it.

Thank you for your time.

Amanda Fynskov
907-250-0243

McLaughlin, Francis D.

From: WendyNine Sanders <ninesandersak@gmail.com>
Sent: Monday, April 10, 2023 10:53 AM
To: McLaughlin, Francis D.; Sulte, Randy
Subject: 2023-0030 ASG Sports park

[EXTERNAL EMAIL]

Dear Fellow Anchorage resident,
I am writing to support the planned ASG Recreational Site as a long time Alaskan.

I work as a local physician at Anchorage Neighborhood Health center , where the leading life threatening illness among children and teens is Obesity. Approximately 30 % of low income children across our nation are obese, resulting in high blood pressure, high glucose levels, high fat level, early joint degeneration, chronic pain and premature death. It is not an exaggeration to say that healthy fitness zones are life saving for our kids!

Thank you for listening,
W9Sanders MD

Katriina Timm

14601 Joanne Circle
Anchorage, Alaska 99516
(907) 538-7380
katriina@gmail.com

April 7, 2023

Anchorage Planning Department

Frances McLaughlin, Senior Planner
Anchorage, Alaska
francis.mclaughlin@anchorageak.gov

re: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation
for the AS&G Recreational Sports Park Site

Dear Frances,

Like many in Anchorage, soccer is an important part of our family. Our daughters have both played from a young age, and my husband coached our younger daughter's team when they needed a coach. I'm writing today to express support for the 2023-2030 Anchorage Sand & Gravel - Land Use Reclamation for the AS&G Recreational Sports Park Site.

As a collaborative effort between Alaska Sand and Gravel and Cook Inlet S.C., the project sounds like an amazing opportunity. Not only will it expand the soccer field inventory by a large amount, but it will also provide year-round multi-use community spaces – all at no cost to the Municipality of Anchorage for development or maintenance. These types of opportunities do not come around often.

Please consider the benefits of this project and the potential long-term positive impacts for our community. I've included pictures of our daughters who would both appreciate this project moving forward.

Sincerely,

Katriina Timm



McLaughlin, Francis D.

From: majlinda mahmudi - collaku <majlinda-diona@live.com>
Sent: Saturday, April 8, 2023 10:05 PM
To: McLaughlin, Francis D.
Subject: Hello Mr Francis I think that Cook Inlet deserves a complex because my kids want to practice on good clean fields so they can get better please hear me out and thank you for giving me the opportunity to email you.

[EXTERNAL EMAIL]

Sent from my iPhone

McLaughlin, Francis D.

From: jill fisk <jillhosch@hotmail.com>
Sent: Saturday, April 8, 2023 9:56 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

To whom it may concern,

I'm writing to express my family's support for the proposed new community park at AS&G's Sand Lake Pit in Southwest Anchorage. My name is Jill Fisk, and my family is heavily involved in the soccer community in Anchorage. My daughter (12 years old) plays for Cook Inlet Soccer Club. My husband and son (17 years old) are both soccer referees. We moved to Anchorage in 2020 from Houston, TX. While we found immediate new friends through the soccer community, we were surprised at the lack of quality, safe soccer fields in the city, even though there is huge participation in youth soccer in the city. We've seen first-hand how unsafe the fields can be when players and referees are injured due to the poor quality of the playing surface. At the 2022 Alaska Airlines Cup at Kincaid Park, seven referees were injured due to falls caused by the playing surface.

The project being proposed by AS&G for the development of a new community park that includes new soccer fields seems like the perfect solution to this challenge for the city. It provides safe and high-quality fields for the youth soccer community without the need for municipal funding. The project will also address a shortage of soccer fields for the growing participation in youth soccer, a shortage which will be worsened when we lose access to most of Anchorage Gardens due to the planned highway construction project. While I don't live in the Sand Lake Rd area, I recently visited the AS&G site when I saw this proposal. It seems like this project will also be a big win for the neighborhoods that surround the proposed park area by providing them with a beautiful and easily accessible new park area. What fun for the kids in that neighborhood to get biking/walking trails, sports fields, AND a sledding hill so close to home!

In summary, I think the proposed community park is a win-win-win for the soccer community, the surrounding neighborhoods, and the city of Anchorage. We all know that the city budget is stretched to its limits with many competing priorities. Approving this project is a perfect way for city officials to provide a huge benefit to the youth of Anchorage without the need for any municipal funds.

Thank you for your consideration,
Jill Fisk

McLaughlin, Francis D.

From: Patricia A. JOHNSON <jjpjalaska@msn.com>
Sent: Saturday, April 8, 2023 4:10 PM
To: McLaughlin, Francis D.; slccpresident@gmail.com
Cc: Patricia A. JOHNSON; frankrast55@gmail.com
Subject: Case No. 2023-0030 AS&G Amendment

[EXTERNAL EMAIL]

Mr. McLaughlin and the Sand Lake Community Council:

We have lived at 8307 Seaview Street for over 40 years and strongly oppose the current AS&G amendment to building a six story sledding hill above the current fill elevation of 162 feet. Having experienced many years of issues since 1983 with the heavy AS&G's truck traffic, loud noise, poor air quality, broken windshields, dust and debris, it is not in the best interest of the homeowners to have this amendment approved. Not only will it obstruct our views of the mountains and inlet, it will cause our property values to decline.

In 1983 when we purchased our home, we were assured that the gravel pit area would become a park and enhance our neighborhood. Unfortunately, that has not occurred due to the AS&G's continuing amendments. Instead, the area has become an eyesore with the pit being filled with different types of material. The constant truck dumping results in: excess noise, filthy roads with debris causing dangerous road conditions, and dirty air pollution which has been extremely unacceptable to the local residents.

Having raised a daughter who played competitive soccer, it not necessary or a need to have a mound for soccer. Also, there is no need for a sledding hill at this location. There are many other locations in the Anchorage area that would accommodate those plans. The impact of the increased traffic alone would severely diminish the quality of life for the local residents and the enjoyment of our neighborhood.

Thank you in advance for considering our strong objections against AS&G's amendment. Please do not approve AS&G's amendment to preserve of our neighborhood and quality of our life.

Respectfully yours,

Bret and Patricia Johnson

Sent from [Mail](#) for Windows

McLaughlin, Francis D.

From: Holly Hemme <hemme1@live.com>
Sent: Saturday, April 8, 2023 2:07 PM
To: McLaughlin, Francis D.
Subject: MOA Case: 2023-0030 - Tract 1, Polen Park , Tract A, Landcaster S/D - AS&G Fill Site

[EXTERNAL EMAIL]

From: Luther & Holly Hemme
At: 5048 W 84th Ave, Anchorage, AK 99502

Re: Meeting Planned for May 1, 2023, Case 2023-0030

Hello,

I am new at submitting comments for upcoming hearings on proposed land use requests in my Sand Lake neighborhood. Please let me know if I am contacting the wrong person or should be going about this in another manner. Your name was provided by one of my neighbors.

My husband and I built a house in this neighborhood in 2009. We have enjoyed living here, as it is a peaceful, (mostly) quiet, safe place to live. The above-referenced Anchorage Sand & Gravel site is directly next door to our property. We have tolerated the comings and goings of dump trucks to the site over the years. The only time the noise was somewhat annoying was on Saturday mornings when we were trying to catch up on much needed sleep after a stressful work week. At one point it seemed like AS&G had wrapped up on filling the area next to us, but then activities resumed again at a later time. This further increased the elevation of the site, which diminished our view even more in that direction. This was disappointing, as I am a photography enthusiast who enjoys catching the sunsets and even the occasional wildlife in that area.

Now it is our understanding that AS&G wants to increase the height of their land by another 6-stories for a proposed sledding hill, in combination with their plans of developing a recreational sports/park site. This is where my husband and I have concerns and disapprove.

- We do not want our view to become basically non-existent with an even further increased land elevation.
- A sledding hill, along with proposed soccer fields, will increase the traffic, crowds, and noise level next to our home (as well as the other residential properties that border this area).
- Jade Park resides at the entrance to our neighborhood, off of Dimond Blvd. We can hear the crowds of people attending the occasional ball game there, all the way to our house, which is a decent distance away. We can only imagine how much louder the noise level will be, when it is right outside of our back yard. Plus a lot of vehicles park along the neighborhood roads (outside of the existing parking lot), making it difficult to travel in and out of the area.
- Despite planned parking areas and access points to the future proposed AS&G park site, we still foresee more traffic coming to our neighborhood via the same manner, where vehicles will park along our already narrow roads, and/or foot traffic will cut through our private properties, as people look for shortcuts to the park.

Final Comments/Proposals:

- We are not against this site continuing use as a landfill, or even a park at a later time, however we do NOT want the elevation to increase any higher than it already is currently.
- We also like the idea of this site being reserved as some sort of scenic/sports park in the future, but we request the soccer fields move further away from our homes, along with NO sledding hill, to reduce the crowds and the noise that will be introduced to our neighborhood.
- We also request the access points to this proposed park via our neighborhood homes, be moved closer to main roads (Dimond & Sand Lake). This will help avoid increased vehicle/foot traffic next to our homes, which can also invite unwanted trespassing and possible vandalism/theft by bored individuals.

Thank you for your consideration,

Holly Hemme

•

McLaughlin, Francis D.

From: Marcus Reese <akreesem@gmail.com>
Sent: Saturday, April 8, 2023 11:49 AM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

To whom it may concern,
I am Marcus Reese and I've been an Anchorage homeowner since 2003. I have three kids in ASD and my wife and I plan to stay in Anchorage long term.

The development of municipal soccer fields in SW Anchorage makes sense for now AND for the future. We need forward thinking development that makes our city attractive to families of the future. While I plan to stay in AK, I can't say the same for my children when they are adults. This kind of development will contribute to an Anchorage that is attractive for all.

Thank you,
Marcus Reese
14200 Lander Pl
ANC 99516
007.632.3195

Lee & Sherrie Majors
10285 Carlson Road
Anchorage, AK 99507
907-229-2619

April 07, 2023

Municipality of Anchorage Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

Dear Municipality of Anchorage Planning Department:

We have lived in Anchorage since 1987 and have been involved with four children and now grandchildren playing soccer in Alaska. Participation in soccer has exploded over this time frame. It is overwhelming the current soccer fields in the Anchorage area which are of poor quality and hard to maintain. In some instances, soccer games have been cancelled due to the conditions of the fields and concerns for players' safety. Some of the soccer fields currently being utilized are scheduled to be closed for other projects.

Over the last several years Alaska soccer teams have gained recognition on the national level. They have been invited to join national leagues and done well in outside tournaments. Alaska has not been able to reciprocate with sponsoring similar tournaments partially due to lack of proper facilities.

The AS&G Recreational Sports Park Site would be a facility rivalling facilities in the lower 48. It would not cost the municipality for construction or maintenance and would be a tremendous asset. Parking at the facility has been taken into account even for motor homes and trailers. Winter activities such as sledding have also been included in the plan.

We highly support approval for the Land Use Reclamation for the AS&G Recreational Sports Park Site. If you need any more information, do not hesitate to contact us.

Thank you,

Lee & Sherrie Majors

McLaughlin, Francis D.

From: onkelhugo@gmail.com
Sent: Sunday, April 9, 2023 9:57 AM
To: McLaughlin, Francis D.
Cc: Catherine Radke
Subject: MOA Case 2023-0030

[EXTERNAL EMAIL]

Dear Mr. McLaughlin,

We are both members of Cook Inlet Soccer Club as well as residents of Seacliff Street - a couple hundred feet away from ASGs fill site. We are excited for the new soccer fields being constructed this summer! My children play soccer with Cook Inlet Soccer Club, and having a soccer park right next to our home is an exciting prospect.

That being said, we have major concerns about the proposed amendment. When we attended informational community meetings with ASG and engineers, a multi-story sledding hill / seating area were not part of the project as we understood it. We have lived on Seacliff Street for 11 years, and have dealt with the noise and dirt from the fill site ever since. Sure, we wouldn't love our view of the ocean and mountains being obstructed even more, but our main concern is that ASG is selling the sledding/viewing hill as necessity to make the project come to fruition. For all people in the neighborhood, it would mean years more of dirt and truck noise, just so ASG can maximize its profit even more. This seems just plain wrong, and will affect the whole community around it negatively for years/permanently. I think there is middle ground to be found, by allowing the soccer fields, parking area, shelter, etc. being constructed, but abstaining from constructing the additional hill.

Thank you for considering both sides of the argument.

Please let me know if you have any further questions, as we are stakeholders on both sides of the issue.

Catherine and Tobias Radke
8317 Seacliff Street

McLaughlin, Francis D.

From: kbbell@gci.net
Sent: Sunday, April 9, 2023 3:43 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel-Land Use Reclamation for the AS&G Recreation Sports Park Site

[EXTERNAL EMAIL]

To Whom It May Concern

My name is Ben Bell and I have children that play soccer within the municipality of Anchorage. It has long been my opinion that Anchorage as a city does not have enough quality outdoor spaces to play soccer in the summer. I feel that this proposed new space in town would be a great benefit not only for the soccer players but many other individuals that value a place to get outside. The fact that soccer is one of the quickest growing sports for young people necessitates the fact that Anchorage needs more dedicated places to play. I have a son that plays for Cook Inlet Soccer Club and one of their fields is in danger of being eliminated due to a proposed state road project. From what I have been informed, these new soccer fields would be of no cost or maintenance to the Municipality of Anchorage. It does not seem that there are any negative aspects in this proposal. Thank you for your time.

Ben Bell

McLaughlin, Francis D.

From: TODD KOSS <toddkoss@hotmail.com>
Sent: Sunday, April 9, 2023 9:10 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030

[EXTERNAL EMAIL]



Hello Francis,

I'm writing to express my support for AS&G recreational sports park site. Our family became active with Cook Inlet Soccer during the COVID years and it really helped keep my kids Freddy and Vivian active and healthy. I was always surprised at how few soccer fields were available and the lack of quality fields in Anchorage. I hope you consider the land reclamation site for this purpose for our community.

Thank you for your consideration,
Todd

Todd Koss
9078548430

Sent from my iPhone

McLaughlin, Francis D.

From: Kristen Bush <kristenofak@yahoo.com>
Sent: Saturday, April 8, 2023 7:10 AM
To: McLaughlin, Francis D.
Subject: AS&G soccer fields trails park

[EXTERNAL EMAIL]

Hello,

I fully support this sand pit being developed into soccer fields and trails. Both of which will beautify this area and provide great access for outdoor activities benefiting the communities of Anchorage. Also not costing the Muni any money. You don't get projects like this every day. Please push through the approval.

Warm regards,

Kristen Bush
Resident of Anchorage

McLaughlin, Francis D.

From: bigfishalaska@gci.net
Sent: Saturday, April 8, 2023 6:58 AM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

I am a parent of two children who played soccer growing up in Anchorage. Overuse of field spaces has created many fields filled with holes from around the clock use. Injury is high for our young athletes who are developing hobbies and passions that encourage asset building that keep our community safe as they grow. With fewer fields our high school turfs become overused and create the same concern of wear and tear. The real question here is why wouldn't you support this opportunity? I have included a few bulleted points from Cook Inlet for consideration and am in support of.

- There is a current lack of soccer fields in the municipality, and they are poor quality. Soccer participation continues to grow and the need for new, quality fields is imminent.
- The club will lose use of a large portion of its current soccer field in South Anchorage due to a municipal and state road project.
- The new fields will not cost the Municipality funds for development and maintenance.
- There will be parking on-site and access to the park from all around the neighborhood.
- The park includes walking paths & a hill that provides a windbreak for the players and spectators, pavilions for team gatherings.
- The plan includes seating built into a hillside
- The new park has the ability to host regular team training, future tournaments, including state cup, camps and league games.
- The park has utility for both summer and winter activities.

Jenny McDonald

McLaughlin, Francis D.

From: Angie Staples <staples.angie42@gmail.com>
Sent: Friday, April 7, 2023 8:55 PM
To: McLaughlin, Francis D.
Subject: New Cook Inlet soccer fields and park

[EXTERNAL EMAIL]

Hello,

I'm Angie Staples and I live in the Westpark community adjacent to this proposed project off Dimond and Sand Lake Road. I have four young kids with three playing Cook Inlet soccer every year. I am so happy and supportive of the development of this park not only as a soccer mom but also as a neighbor. Anchorage is dire need of more and better quality soccer fields and road projects will soon limit the already crazy parking situation at current Cook Inlet soccer fields. I'm excited to use the walking trails and so is the Westpark community, which is currently growing with many active families each day with new housing construction still ongoing. We need this construction and the ideas sound amazing! Can't wait to see this happen!!

Thanks for your time,
Angie Staples

Sent from my iPhone

McLaughlin, Francis D.

From: Callie Grieser <callie.grieser@gmail.com>
Sent: Friday, April 7, 2023 1:51 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

Hello,

My family lives in South Anchorage and supports this project. Our kids are seven and four and we look forward to years of recreation in the city and it would be great to have expanded facilities.

Thank you,
Callie Grieser

McLaughlin, Francis D.

Subject: FW: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

Hello,

My name is John Field my daughter is Viola Field (8). We have been active as a coach and player in the Anchorage soccer community for five years. We are excited to hear the muni is reviewing a permit for AS&G Park in southwest Anchorage.

We love playing soccer outdoors and enthusiastically support the development of a new sports park in South Anchorage. We live in the SW part of town and are frequent users of the trails, parks and hills all year round.

I've seen participation in the sport of soccer grow over the years with no signs of slowing. I understand Cook Inlet Soccer Club's current outdoor space near Seward and Dimond will be impacted by construction activities so the space is needed. I enjoy soccer at Anchorage gardens but the playing fields aren't great when we have wet summer and fall days.

I will tell you how energizing and fun it is to pull up to practice and games and see hundreds of kids out moving around and having fun. As a coach and a parent, I feel a real sense of community. Outdoor activities - much healthier than staying at home watching a screen.

I feel like we should do anything we can as a city and community to make it easier and more appealing for families to get outdoors, play sports and recreate.

I also read this project will not cost the MOA money for development and maintenance - huge given our current challenges budgeting for schools, public safety, roads and everything else that needs to be funded in our city.

Thank you for the work you do.

--

Thanks, John

John S Field
jsfield@gmail.com

McLaughlin, Francis D.

From: Manda Hanzon <mandahanzon@outlook.com>
Sent: Friday, April 7, 2023 1:19 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

Hi!

I'm writing to share our support for the AS&G Recreational Sports Park Site. My 9 yr old son is currently part of the Cook Inlet Soccer Club, and he loves to play soccer!! Having an outdoor facility like the one proposed would be amazing for CISC—as well as for the Anchorage community as a whole.

We love living here, and we love the access to so much outdoor space—parks, trails, mountains, ocean, rivers, etc. We feel it's just as important to have a prepared space for team sports—soccer being the one on the forefront of our minds; however, having the benefit of level playing fields/areas is helpful to many sports. Plus, in this park proposal, there are the added benefits of adequate parking, a pavilion, multi-use trails, a place for people to gather, and a nice sledding hill in the winter!

We would love for this project to come into reality. Please consider granting the land use permits for such an amazing park.

Thank you for your time and consideration,

Manda Hanzon

McLaughlin, Francis D.

From: Jessica Flickinger <jessica.j.flickinger@gmail.com>
Sent: Friday, April 7, 2023 11:20 AM
To: McLaughlin, Francis D.
Subject: AS&G Park Soccer Fields

[EXTERNAL EMAIL]

Mr. McLaughlin,

I am writing this letter in support of the permit for the AS&G proposed park with soccer fields. Soccer is growing in the city of Anchorage. With a daughter playing for Cook Inlet, field space is often limited because there are simply not enough fields in the municipality for the many teams needing to practice and play. This park would be a great addition to the Anchorage community and all children wishing to play soccer in Anchorage.

Thank you for your consideration,
Jessica Flickinger

McLaughlin, Francis D.

From: phimmasone.steve <phimmasone.steve@gmail.com>
Sent: Friday, April 7, 2023 10:34 AM
To: McLaughlin, Francis D.
Subject: Future fields

[EXTERNAL EMAIL]

Hello,

My name is Steve Phimmasone, raised in Anchorage Ak. Been here since 1984. I have two boys that play club soccer and what we notice is the growing popularity of soccer, but no fields to support it. My positives of these future fields:

1. Generate revenue for the city to host tournaments.
2. Positive rec activities for youth.
3. The current fields are not in good shape and pose safety issues.
4. New fields will be a low overhead cost.
5. Location doesn't interrupt traffic.

These are to name a few. Thanks for listening.

Steve Phimmasone

Sent from Steve's Samsung Galaxy smartphone.

McLaughlin, Francis D.

From: Haro Ross <hsilver42@icloud.com>
Sent: Friday, April 7, 2023 10:25 AM
To: McLaughlin, Francis D.
Subject: Soccer fields

[EXTERNAL EMAIL]

The reason I am writing is on the concern of the proposed soccer fields. This is a great idea to further the development of soccer in Alaska. Every year there are two big tournaments hosted in anchorage and every year we are forced to play on uneven dirt riddled grass. I was recently out of physical activity for over two months due to a back injury that stemmed from the potholes on the Kincaid fields. It would be a wonderful change in the anchorage community to have a new set of fields. Thank you for all you are doing and I hope this plan will work out.

-Haro Ross, CISC 08 boys, Service high school soccer team, Alaska ODP

McLaughlin, Francis D.

From: Ilana Kerschbaum <ilanakersch@gmail.com>
Sent: Thursday, April 6, 2023 7:42 PM
To: McLaughlin, Francis D.
Subject: Support the potential Anc SW Anc Soccer fields

[EXTERNAL EMAIL]

Hello,

I am a lifelong Alaskan. Now a parent of two school age boys and teacher in my 20th year with ASD.

This project sounds like an amazing opportunity to support our enthusiastic soccer players.

It will also be great to see another multiuse recreational year-round facility. It looks like this one would be another great one for families.

I am very excited to see this initiative move forward.

Ilana Kerschbaum

Sent from my iPhone

McLaughlin, Francis D.

From: clint@alaskasafety.com
Sent: Friday, April 7, 2023 9:11 AM
To: McLaughlin, Francis D.
Subject: MOA Case 2023-0030 CUP Amendment, AS&G Fill site

[EXTERNAL EMAIL]

Good morning Mr. McLaughlin,
I have lived at 5060 West 86th Ave for about 7 years now. We bought the home directly next to the AS&G Sand Lake pit with the understanding that they could never build on it, and the elevation would not change. We watched our beautiful view of the inlet slowly decrease to just a mere peekaboo view now due to AS&G filling in what used to be flat field. The view and landscape have drastically changed just in the 7 years that we have resided here.

PLEASE DO NOT ALLOW AS&G TO INCREASE THE FILL CAPACITY! My understanding is that they want to build a sledding hill six stories tall! This would be horrible for not only our property, but dozens of my neighbors. We have sledding hill's just down the street at Kincaid Park and Sand Lake Elementary. (These are just two popular sledding hills that I am aware of, but there is probably more) AS&G doesn't care about a "sledding hill" they just want more revenue and a permit to increase the fill material/ raise fill volume. Which is very disappointing to me, because AS&G loves to paint a picture of what a great neighbor they are, but now they want this? This is just corporate greed. They have made a nice revenue stream for decades; it is time to for them to step aside and move on. They are no longer welcome in our residential neighborhood.

We were perfectly fine with a park, soccer fields or something that the community can actually use. We are NOT okay with a 6-story sledding hill, PLEASE deny their request! It would literally destroy our view, and negatively impact our property value .

Thank you for your valuable time,

Clint VanNoy
907-242-8920

McLaughlin, Francis D.

From: Joseph <joseph_dudley2012@hotmail.com>
Sent: Friday, April 7, 2023 12:32 AM
To: McLaughlin, Francis D.
Subject: SW Soccer field support

[EXTERNAL EMAIL]

Hello Mr Mclauglin,

I hope this receives you well. My name is Joseph and my wife is Bree Dudley, I am emailing to voice my support of the soccer fields off of sand lake road and Dimond at the as&g dirt fill location. All three of my children, aged 6-16, play soccer and I do as well. My nieces and nephews also do. The current Anchorage fields are not enough and many are in rough shape at the moment. These new fields and more are desperately needed in our community and at no cost to the municipality with the potential to draw in funds through visiting teams this seems like a fantastic idea. I also live very close and we walk our kids and dogs to this field year round already. Sledding there occasionally. Please support the development of these fields. Thank you for your time.

Sincerely,

Joseph Dudley family.

Sent from my iPhone

McLaughlin, Francis D.

From: Catherine Ruesch <cruesch18@gmail.com>
Sent: Thursday, April 6, 2023 10:55 PM
To: McLaughlin, Francis D.
Subject: New soccer complex

[EXTERNAL EMAIL]

Hello,

My name is Cat Ruesch I have lived in Alaska all my life. I grew up playing soccer on fields that were not safe, this facility could help move soccer in Alaska along in a way that we have never seen before. As the number of soccer players increase so does our need for safe outdoor facilities for our athletes.
This is a project we need in Alaska.

Thank you for your time!

McLaughlin, Francis D.

From: Ryan Waller <rrwaller@gmail.com>
Sent: Thursday, April 6, 2023 10:41 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

To whom it may concern,

I'm writing to you today in order to communicate my support for more modern, safe, and useful recreational parks in the Anchorage area. Delta Vega soccer fields and many Kincaid fields have become a hazard to players and referees. The proposed venue appears to be well thought out for both summer and winter recreation. Soccer fields have come a long way in Anchorage since I played in the 80's, but Anchorage teams are actually competitive with outside teams and the facilities haven't kept up with the growth and competitiveness of our players.

Both of my daughters play soccer and they are learning valuable life lessons as a result. Although they might not be able to take advantage of these fields for much of their remaining time at Cook Inlet soccer club I feel this investment will pay dividends to future soccer players in Anchorage as well as community opportunities for recreation in general.

Thanks for your consideration.

Ryan Waller

McLaughlin, Francis D.

From: Ben Siks <bensiks@gmail.com>
Sent: Thursday, April 6, 2023 9:59 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site Tips for writing your letter

[EXTERNAL EMAIL]

Hey There!

My name is Ben Siks and I am an avid soccer player/coach/fan that lives in Anchorage. Infact, I live extremely close to where the proposed Southwest Anchorage soccer fields are potentially going to be located. My family and I are not only in support but would be truly grateful for Anchorage to have access for more sporting fields! Additionally the walking paths and sledding hill are awesome features in a time where more and more children are stuck on devices and need to get outside.

I truly hope that this project moves forward and makes our wonderful community even better.

All the best,
Ben Siks

McLaughlin, Francis D.

From: Rich Bailey <rich_n_annebailey@mac.com>
Sent: Thursday, April 6, 2023 7:44 PM
To: McLaughlin, Francis D.
Subject: 2023-003 - Anchorage Sand & Gravel - Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

Ms. McLaughlin,

My name is Anne Bailey, and I am a Cook Inlet Soccer Club Board Member, a mother of two competitive soccer players, a wife of a soccer coach and a manager of two competitive soccer teams and I fully support the proposed AS&G Sports Park.

There is a need to have more recreation areas in Anchorage and having more soccer fields will meet a need within the soccer community. The sports park will not cost the Municipality of Anchorage money to develop and maintain and there will be parking onsite for participants using the facility. The new park will be able to host future tournaments, such as Alaska State Cup, and possibly entice teams from out of state to come to Anchorage to participate in tournaments and leagues.

I strongly support this project and encourage the Planning Department to approve the permit and the Planning and Zoning Commission to make a favorable decision for the AS&G Recreational Sports Park.

Sincerely,
Anne Bailey

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



01122149002
RESIDENT
5402 W DIMOND BLVD COND 2
ANCHORAGE, AK, 99502

RECEIVED

MAY 08 2023

NOTICE OF PUBLIC HEARING: Monday, June 5, 2023

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2023-0030 995021321 0007

PETITIONER: Anchorage Sand & Gravel
REQUEST: Amendment to a previously approved Conditional Use requesting approval for additional fill, changes to the grading plan, and a 10-year time extension.
TOTAL AREA: 75.89 acres
SITE ADDRESS: 8501 Sand Lake Road, Anchorage, Alaska 99502
LOCATION: Generally located east of Sand Lake Road, south of West 82nd Avenue, west of Endicott Street and north of West Dimond Boulevard
CURRENT ZONE: PLI (Public Lands and Institutions) District; R-2M SL (Mixed Residential) District with Special Limitations; and B-1A SL (Local and Neighborhood Business) District with Special Limitations
COM COUNCIL(S): Sand Lake
LEGAL DESCR: Tracts 1, 2 & 3, Polen Park (Plat 2019-41); Tract A, Lancaster Subdivision (Plat 80-59)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, June 5, 2023 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>. Written comments on public hearing cases will be accepted up until 1:00 p.m. on the last business day before the meeting date. After that time, anyone wishing to submit comments must attend the meeting to testify at the public hearing.

Name: Linda Johnson
Address: 5402 W Dimond #2
Anchorage, AK 99502
Comments: This amendment should be rejected because it will cause hardship and loss of property value to the neighborhood. A S&G's continuous efforts to squeeze more out of this parcel is exhausting and their statements and assurances are without meaning.

Public Comments: 2023-0030

| Commenter | Email | Phone Number | Submitted |
|---|-------|--------------|---------------------|
| Andrea Snowden 6035 Tanaina Dr , 99502 | | 9073348249 | 5/8/2023 9:59:34 AM |
| <p>As someone that lives near this site, I am strongly opposed to the proposed Sports Park. Having a natural park in this location with trees and trails would be great, but not stadiums and a parking lot for 400 cars! With all of the housing developments built in this area recently, traffic has already become a problem. If there are soccer games and tournaments held here, Sand Lake Rd will become a nightmare for drivers. One of the main draws of the Sand Lake area used to be the quiet, serene neighborhoods with lots of wildlife. We don't want any more cars and concrete! After hearing a presentation at a community council meeting by AS&G and the soccer club, it sounded like there is not an actual shortage of soccer fields, but more of a problem with maintaining them. Before additional fields are built, the problem with the Kincaid Park fields and the municipality not up-keeping them properly needs to be fixed.</p> <p>There is also a sledding hill proposed which sounds fine, but not if the plan is to raise the height above the surrounding neighborhoods. Please ensure that the elevation is limited to the current approved height of 162 ft.</p> | | | |

McLaughlin, Francis D.

From: Shane Oyster <ss_oyster@yahoo.com>
Sent: Thursday, April 6, 2023 4:07 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

Good Afternoon,

I'm writing today to express myself and my families upmost support for conversion of Anchorage Sand & Gravel's Sand Lake Pit into a community recreational sports park. My two children began their soccer careers at only four years old in Cook Inlet Soccer Clubs summer rec. programs. Now at 9 and 12 years old they both play year round in Cook Inlet's competitive leagues. We're proud to say we are part of the thriving Alaska soccer community and so happy our children have been able to benefit from this great team sport.

The conversion of this this old Sand Lake fill site to a recreational sports park is an amazing opportunity to fill a gap faced by the growing Anchorage soccer community. This "gap" is the number of soccer fields available in Anchorage. Along with a shortage of field, many of the soccer fields we do have suffer from poor quality. Uneven and rough ground has resulted in multiple injuries to players and referees. Many current playing fields were not designed with drainage, which makes them unusable after rain events. We've regularly seen fields shut down for days or weeks due to standing water. Many of Anchorage's practice fields are simply converted open space which also suffer from lack of drainage. The need for new and additional soccer fields in Anchorage is real and this need continues to grow.

My family is very excited about the parks opportunities for biking, sledding, and of course soccer. I'm also very excited that this project will be developed and maintained without the use of Municipal funds. My family fully supports the development of the new AS&G Park and asks that the MOA Planning and Zoning Commission approve this community beneficial development.

Thank you,

Shane Oyster
Anchorage, AK

McLaughlin, Francis D.

From: Priscilla Clarke <plolson81@gmail.com>
Sent: Thursday, April 6, 2023 3:34 PM
To: McLaughlin, Francis D.

[EXTERNAL EMAIL]

Dear Planning Department,

As a mother of an 08 Soccer player who has been participating in local soccer her whole life, I am writing in support of the development of the new community park at AS&G's Sand Lake Pit in Southwest Anchorage. Soccer has been a crucial part of my daughter's life, providing her with a sense of community, teamwork, and physical activity. Having access to safe, quality soccer fields is essential to the health and well-being of our children.

The proposed AS&G Park will provide the soccer community with up to seven full-size soccer fields, along with walking paths, pavilions for team gatherings, and a hill that provides a windbreak for the players and spectators. Additionally, the plan includes seating built into a hillside, making the park an ideal location for regular team training, future tournaments, including state cup, camps, and league games.

I believe that the new park is especially critical given the current lack of soccer fields in the municipality, many of which are of poor quality. With soccer participation continuing to grow, the need for new, quality fields is imminent. Furthermore, the club will lose use of a large portion of its current soccer field in South Anchorage due to a municipal and state road project.

It is reassuring to know that the proposed park will not cost the Municipality funds for development and maintenance and will include parking on-site and access to the park from all around the neighborhood. I am confident that the AS&G Park will benefit our community in many ways, from providing a safe and fun space for children to play soccer to hosting events that bring people together.

Thank you for considering my letter of support for the AS&G Park development project. I look forward to seeing this project come to fruition and providing our community with much-needed recreational space.

Sincerely,

Priscilla Clarke

--
Priscilla Clarke

McLaughlin, Francis D.

From: nicole mcintyre <nicole_mcintyre78@yahoo.com>
Sent: Thursday, April 6, 2023 3:32 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Si

[EXTERNAL EMAIL]

Hi, as a parent of a division 1 soccer player with Cook Inlet SC, I am writing to gain support for these new fields to be built. As it is now, come spring and summer, these premier athletes are playing on boggy fields never meant for soccer. They are one pitted spot away from a twisted ankle or worse. Last summer, at Kincade park, 8 refs were injured during a tournament. For athletes who train constantly and have great aspirations, we should have fields that reflect their level of commitment.

Thank you for your consideration,
Nicole and Calico McIntyre

Perfection is our goal
Excellence will be tolerated

McLaughlin, Francis D.

From: Heather Huddleston <hhuddleston1030@gmail.com>
Sent: Thursday, April 6, 2023 2:57 PM
To: McLaughlin, Francis D.
Subject: Support for 2023-0030 Anchorage Sand & Gravel – Land Use Reclamation for the AS&G Recreational Sports Park Site

[EXTERNAL EMAIL]

My name is Heather Huddleston. I am a parent of 2 active boys ages 10 and 7. A vital part of keeping them healthy and active has been Cook Inlet Soccer Club both the recreational side and now competitive side. Having a safe and accessible place for them to access soccer during the summer season is so important for their skill development and understanding of the soccer game. There is such a lack of qualify soccer fields within the municipality. This proposed project will NOT cost the municipality money but will give our children qualify and accessible fields to grow their talents and enjoy the game outdoors. The park would add much more to community such as walking paths and a sledding hill. I urge you to support this amazing opportunity for the community!!

Heather Huddleston

Sent from my iPhone

McLaughlin, Francis D.

From: ashleybukowski@aol.com
Sent: Thursday, April 6, 2023 2:22 PM
To: McLaughlin, Francis D.
Cc: Calhoun, Sonnet L.; Barganier, Tony A.; Davidson, Melissa J.; Moeller, Laura Jo; Novy, Richard T.; Whitfield, David R.; Appleby, Elizabeth I.
Subject: MOA Case 2023-0030 - AS&G Fill Site

[EXTERNAL EMAIL]

To whom it may concern,

I live on Seacliff Street less than 100 feet North of the AS&G fill site.

We moved into the neighborhood in 2020. I recently attended the AS&G presentation not the recreational sports park. At the time, I supported the sports fields and understood the need for additional soccer fields around town.

Looking back I can now see the presentation was not honest with the neighborhood. I've now received a notice of public hearing for May 1st. Digging further I realized AS&G is asking for a permit to raise the current field by 88 feet, 6-stories high, to put in a sledding hill. Is the community asking for a sledding hill? We have a sledding hill right down the street at Kincaid, and at Service, not to mention the hills at the local parks such as Sitka park.

If the Municipality allows the field to be raised *an additional* 88 feet for a sledding hill my home will be impacted and have no view of the Chugach Mountains, this will diminish my property value, and honestly entice me to move out of the neighborhood. What I love about our neighborhood is driving home from work or grocery shopping and being reminded of what a beautiful place we live in, the view of the mountains can turn any bad day into a good one.

Having attended Sand Lake Community Council meetings I have been informed that the AS&G fill site has a permit to keep the elevation below 162.0. The presentation by AS&G shows parts of the sports field from 162 fill elevation to 250! This was not part of the approved permit in 2015.

I support the recreational sports park, **I do not support** the new request from AS&G to put an additional 88 foot high sledding hill. Please require AS&G to keep the fill at or below the agreed upon 162.0 elevation.

Thank you for the support to our community.

Ashley Bukowski

McLaughlin, Francis D.

From: Kari Skinner <Kari.Skinner@nrim.com>
Sent: Wednesday, April 5, 2023 10:44 AM
To: McLaughlin, Francis D.
Subject: Case 2023-0030: Polen Park Conditional Use

[EXTERNAL EMAIL]

Francis McLaughlin
Current Planning Division
PO Box 196650
Anchorage, AK 99519

Re: Case 2023-0030: Polen Park Conditional Use

To whom it may concern:

We are writing in support of the new Polen Park to be built in the Sand Lake community. As homeowners in the area, we welcome the opportunity to improve this corner by making it a hub for community and wellness. The proposed soccer fields will facilitate a much needed venue as youth soccer continues to grow in Anchorage while the natural landscape including the hill and accompanying walking paths will provide a sustainable option for all community members to enjoy the area. The hill also serves as a windbreak for players and spectators helping to further enhance everyone's experience while at the park.

As a family, we contribute to and are regular users of the trail system in Anchorage, our children use the fields at Kincaid Park regularly and we are grateful for the close proximity of the outdoors throughout the city. We see many benefits of developing this space into an area for all to enjoy whether that is playing soccer at the fields, cross country skiing on the hill in the winter or gathering with friends and family in the pavilions. We look forward to seeing this park come to life and become a positive cornerstone for our Sand Lake community.

Sincerely,

Ian & Kari Skinner

This email and any attachments are intended solely for the individual or entity to whom they are addressed. If you have received this message in error, please notify us by sending a reply email to the sender and delete this message and any attachments. Unauthorized use of the information in this email may be a violation of the law.

McLaughlin, Francis D.

Subject: FW: Case 2023-030

From: clint@alaskasafety.com <clint@alaskasafety.com>
Sent: Thursday, March 23, 2023 8:41 AM
To: Whitfield, David R. <david.whitfield@anchorageak.gov>
Subject: Case 2023-030

[EXTERNAL EMAIL]

Good morning Mr. Whitfield,

My name is Clint VanNoy and I own a home that neighbors the AS&G Sand Lake Pit. It is my understanding that AS&G would like to build a park next to my home.

For years we have been listening to heavy equipment operating next door, but we all knew that the end was in sight and our patience would eventually pay off. Well, that time has finally arrived, I very much look forward to seeing this large parcel turned into a park that Anchorage desperately needs. The kids need a place to play sports, and I feel that our community could really reap the benefits if a park were to be built here. I am hesitant to support the Amphitheater that is on the proposed plan, but I will remain cautiously optimistic that will be used with respect to the neighbors.

Thank you for considering the Conditional Use Permit, I truly believe that our city needs a new park and, in my opinion, this is the perfect area for such an improvement.

Clint VanNoy

P: (907) 561-5661

Direct: (907) 249-2601

www.alaskasafety.com



4725 Gambell St.

Anchorage, AK 99503

From Frank Rast

Case 2023-0030 AS&G Fill Site Permit Application May 2023 Meeting Report

May, 2023 President's Report

- 1) In Public Notice Period for June 5th Hearing
AS&G Application is at the following link;

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17741>

Purpose of Public Notice- Identify Impacts Not Addressed in the Permit Application for MOA Staff Analysis

- 2) To Date; 3 Main areas of Concerns/ Comments
 - a. Local Neighborhood; Concerned about blocked views, changes in view, direct daylight lost. and property values, increased traffic through dead end streets,
 - b. Surrounding Area; Changes in view, changes in direct sunlight
Sledding Hill Visual Impacts Drawing (for the record)
 - c. Technical; AS&G Preliminary Geotechnical Report
 1. Yearly field grade irregularities (Section 3.4 Sports Fields) Does not appear to be consistent with AS&G presentation, or CIS requirements
 2. Safety of 1500 people on uncontrolled mixed fill during a seismic event

May 22nd, Last Date for Comments in Staff Analysis Package

May 28, MOA Planning will issue Staff Comments with Analysis

SLCC will post the Staff Analysis to the SLCC website as soon as it is available. If SLCC members have concerns with the Staff Analysis they may testify at the June 5th Hearing

Impacts not addressed in the Application, or in the Staff Analysis are addressed by the Applicant in their Presentation on June 5th.

June 5th P&Z Hearing

- a. Staff Analysis
- b. AS&G Presentation 10 minutes,
- c. SLCC- 5 Minutes
- d. Other Org's (CIS) 5 minutes
- e. Public Testimony 3 minutes each

P&Z Commission Makes Decision

Questions on Process?

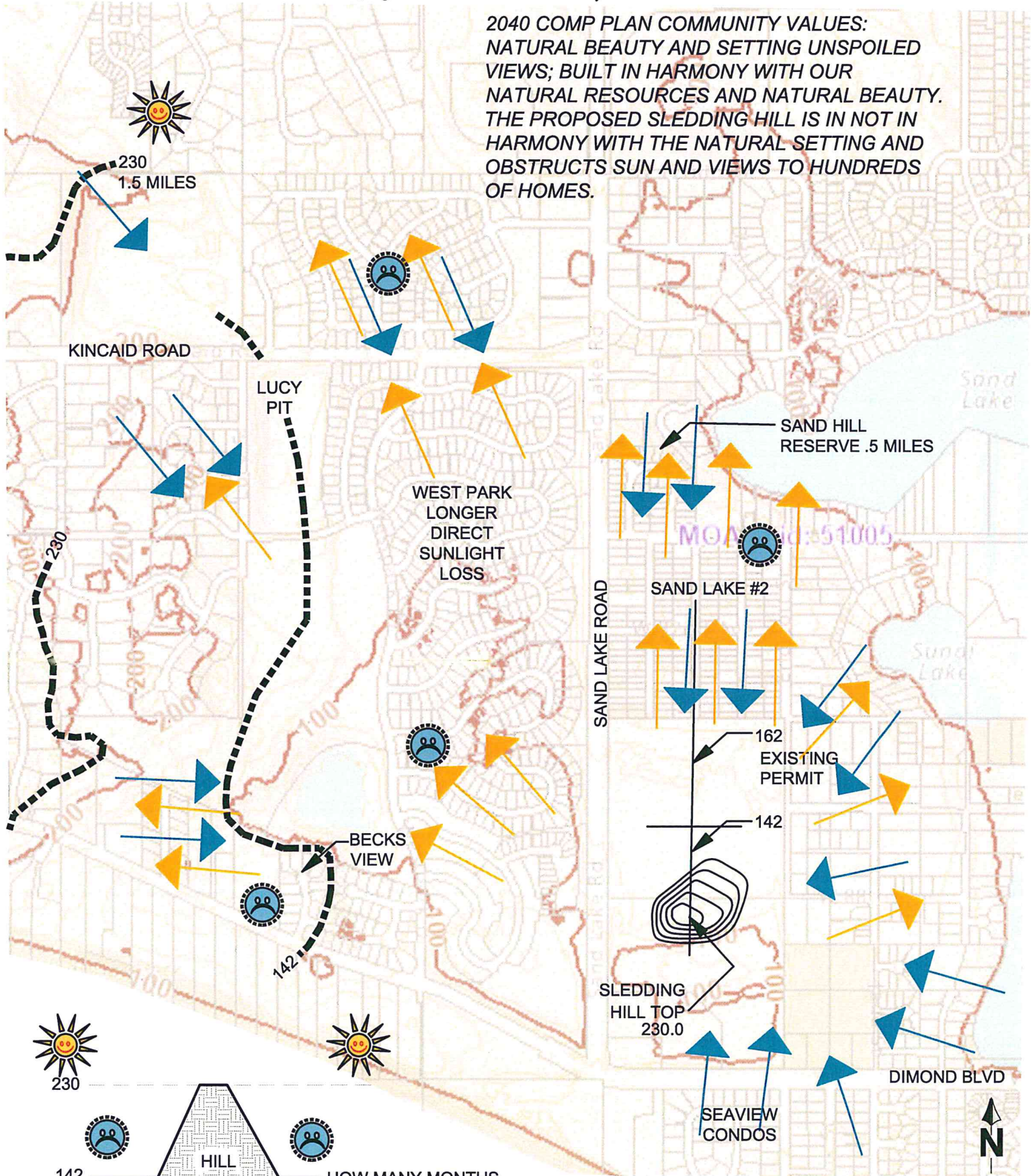
Closing;

Any questions on how to submit comments please contact SLCC

C:\Users\Frank\Documents\SLCC\Polen Park Subdivision\2023 CUP Amendment\May SLCC Meeting\Presidents Report.docx

From Frank Rast

2040 COMP PLAN COMMUNITY VALUES:
NATURAL BEAUTY AND SETTING UNspoiled
VIEWS; BUILT IN HARMONY WITH OUR
NATURAL RESOURCES AND NATURAL BEAUTY.
THE PROPOSED SLEDDING HILL IS IN NOT IN
HARMONY WITH THE NATURAL SETTING AND
OBSTRUCTS SUN AND VIEWS TO HUNDREDS
OF HOMES.



From Frank Rast

MOA Planning/ Meeting Notes

April 14th 2023 Room 107 Planning Conference Room

2:00 PM- 3:00 PM

Attendees

Dave Whitfield, Francis McLaughlin, MOA Planning

Ryan Zins, Ryan Mormon, AS&G

Frank Rast, SLCC

We Confirmed SLCC Checklist Receipt

1 Resolution received and discussed.

2. 6 Issues to address in analysis and cumulative impact from Issue 7. The attached 6 issues that SLCC asked MOA Planning to assess were discussed. Indemnification and risks without an Airspace Study were discussed. Stadium slope stability and construction technique was discussed, need to verify public safety was discussed..

3. 4 Photos Natural Environment- AWWU Easement

4. Existing Conditions Narrative

The attached 4 photos and narrative were entered into the record and discussed.

5. Thoughts on low key approach, look at again in 5 years.

SLCC offered to meet with AS&G and CIS at the site to talk about how some fields and parking without landscaping could be built this summer so we could all assess in 2024 if high quality soccer fields were possible at a reasonable cost. AS&G was not interested stating that they need the overall plan approved to get the \$\$\$s to satisfy investors and the stadium is needed to make it all work.

SLCC pointed out that AS&G has pulled out over \$50 Million in revenue over the years, build flat soccer fields at 162.0 that was always promised. Hill impacts need to be further evaluated.

Community and Public Safety Concerns to MOA Planning were again emphasized

- 1) Impacts from sled hill and soccer stadium- want further studies
- 2) Cumulative Impacts with Commercial Center

Can Staff Analysis be posted on SLCC Website prior to hearing? Staff analysis usually available one week before hearing, Francis will send pdf to SLCC (Frank) to coordinate SLCC website posting.

AS&G has requested the P&Z Hearing be rescheduled to June, MOA Planning accepts comments until the date of the hearing. SLCC again offered to meet at the site with CIS to discuss getting something built this year and AS&G declined.

From Frank Rast

MOA Planning Meeting AS&G Sled Hill- Addended Notes

- 1) Lancaster Pit is directly below TSAIA Runway 33 Approach. A sledding hill will reduce the distance to the approach surface. I believe the hill will still be about 120 feet below the approach surface when completed. AS&G has indicated they have not contacted TSAIA about their hill, I would imagine TSAIA will not be thrilled, their input should be solicited prior to any grading changes on the site.

I spoke with the TSAIA Chief Engineer, MOA typically asks for an airspace study for any permit within 2 miles of the airport. SLCC believes MOA Risk Management would treat a new 6 story hill the same as a new building. If a plane plows into a hill that was not there, everyone will get sued. MOA needs to protect themselves (partially indemnify with a FAA study) from potential lawsuits.

- 2) Very few people have an understanding of the visual impacts this hill will have. A view shed analysis should be completed from the Cardinal directions. Seaview Condos views will be significantly impacted as well as Sky Hills, Heather Brook, Sand Hills Reserve, Westpark, Sand Lake #2 Subdivisions from the sledding hill. Without a more robust process prior to advancing and a more complete public understanding MOA will be questioned for many years about what is going on at Lancaster Pit. AS&G indicated they provided a visual analysis, they seem to be confused with the shadow analysis provided, which is not the same.

Every property (100's) in the above subdivisons will have view shed impacts, more importantly every property north and west of the hill above elevation 162 and below 230 will lose direct daylight as the sun will be blocked by the hill, the amount of daylight lost will increase progressively as the elevations descend below 230. With ARC GIS Planning could easily prepare visual graphic for the P&Z Commission to show the negative impacts

- 3) AS&G indicated that the improvements will enhance area property values. Really? Tell that to the Property Owners directly adjacent to Lancaster Pit. A more complete analysis should be completed about impact to property values before proceeding as there are no adjacent property owners that understand the impacts the sledding hill or higher fills will have to their property.

Does Planning have any data that would show property value impacts from the sledding hill

- 4) Cook Inlet Soccer indicated that MOA Soccer fields were deficient, poorly maintained and there were not enough of them. Others said the Kincaid Soccer Fields were underused. The SLCC does not object to soccer fields, the impacts of raising grades above Elev 162 have not been fully established. Does AS&G need to address the purpose and need for a soccer stadium? At times CIS said traffic will be intermittent, a 1500 person stadium and a 400 car parking lot will generate a lot of peak traffic. AS&G has indicated they have done traffic studies for the site, there were no traffic studies found in the Application. Will private sponsors pouring money into a private sports park lead to less investment in MOA and ASD Soccer fields?

From Frank Rast

- 5) I have concerns that AS&G has oversold to CIS the suitability of the fill for building and maintaining soccer fields. CIS was complaining about uneven MOA surfaces and said the grass was not cut right. The ground in Alaska moves significantly, these fields will likely have many more dips and bumps than existing fields simply because the organic soil below hold a lot of water and annual freeze thaw will move these fields much more than other fields built on natural ground.

Please review page 2 of the geotechnical report, I have a lot of respect for Keith Mobley, CIS does not understand how the ground will move, AS&G has over promised what they can do IMO and CIS has unrealistic expectations. I believe field will require re-leveling (Fill) every 5 years for at least 15 years. Will AS&G be required to get a permit with public notice when they re-level? The field elevations will rise 2 feet +/- in the next 20 years with filling IMO, and cost significant \$\$\$'s for M&O

- 6) Over the years MOA Planning has not had the resources to actively monitor and enforce permit stipulations. AS&G has not been a good neighbor, what action needs to happen to turn enforcement of this permit over to the Building Safety? The fill slopes and facilities proposed are beyond MOA Planning's capability to monitor and protect the public IMO. AS&G's application clearly shows they have overfilled the NE corner by 3 feet over their authorized plan. My back of the envelope calc is over \$200,000 in additional revenue to AS&G and diminished views and value from adjacent properties. The public relies on MOA to protect them, I have not seen that over the last 25 years.

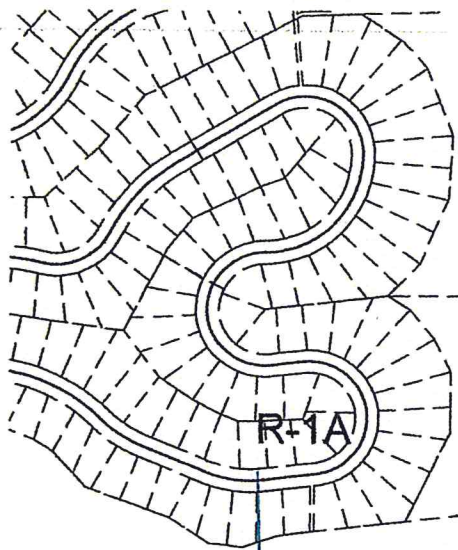
It is morally wrong for AS&G to make a profit at the expense of the community, for something that is NOT needed.

- 7) Indirectly related; neighbors told me that AS&G plan a 5-story commercial building at Sand Lake and Dimond. AS&G/S4 sold the project as a coffee shop during the rezone. My understanding is the LUP needs to be changed to a neighborhood center before Title 21 allows more than a 2-story structure on the site, is that the case? What will be the traffic impacts from this change combined with a 1500 seat soccer stadium?

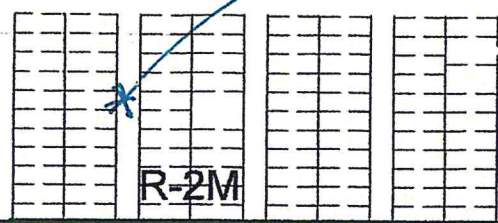
From Frank Koest

SEACLIFF GROUND 1777
AIRSPACE

300+/-



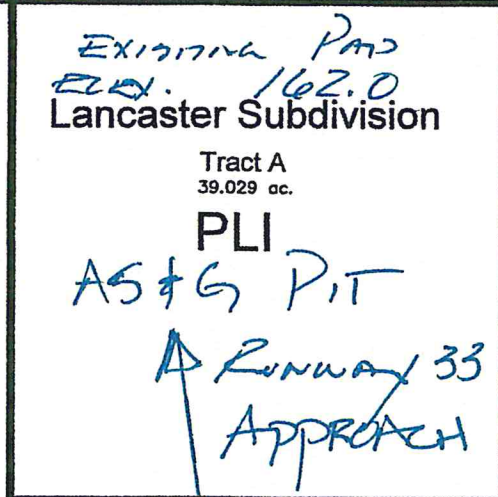
R-1A



R-2M



R-1



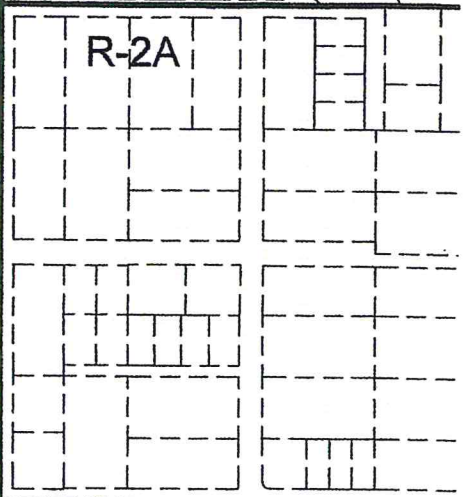
EXISTING PMS
PLAN. 162.0
Lancaster Subdivision

Tract A
39.029 ac.

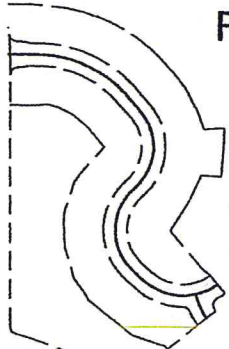
PLI

AS & G PIT

Runway 33
APPROACH



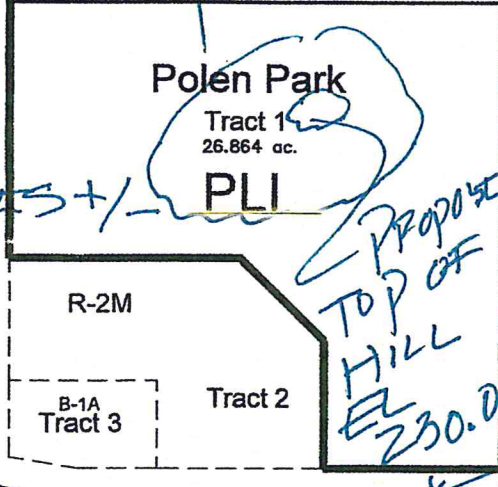
R-2A



R-1A

(Duplex
Condo's)

0.5 miles +/-

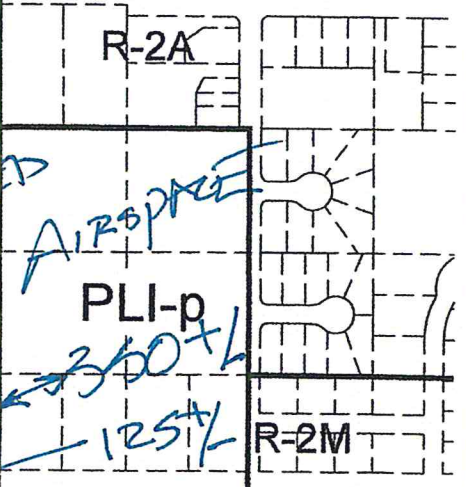


Polen Park

Tract 1
26.864 ac.

PLI

PROPOSED
TOP OF
HILL
EL 230.0



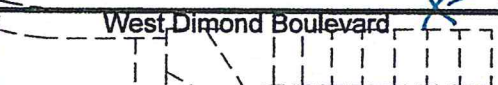
R-2A

PLI-p

PROPOSED
AIRSPACE

300+/-

125+/-



R-2M

B-1A
Tract 3

Tract 2

R-2M

DECKS
VIEW
CIRCLES

R-1A



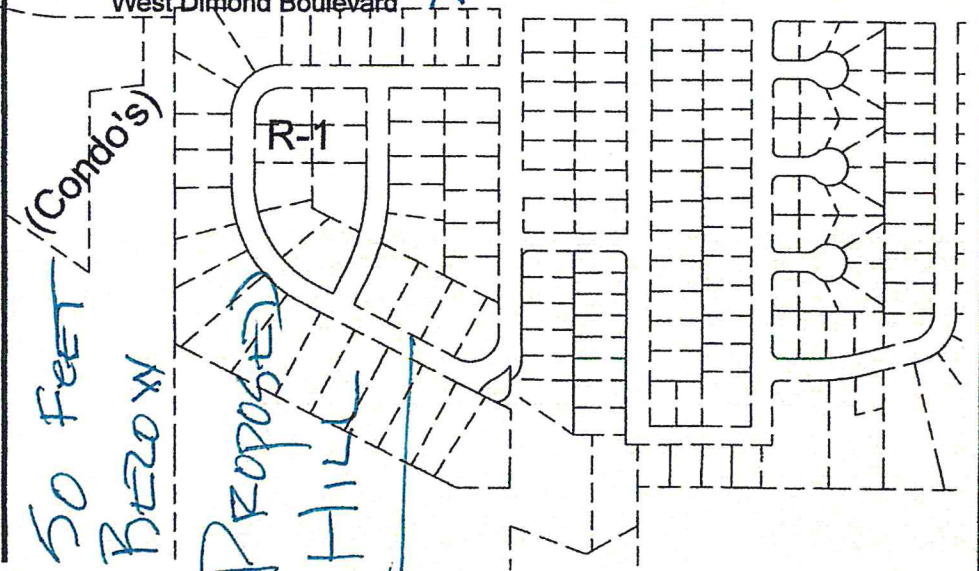
VIEW LOTS

AT EL 168.0 +/-

50 FEET
BROW

PROPOSED
HILL

West Dimond Boulevard



R-1

Zoning Map

To: Francis McLaughlin, MOA Senior Planner francis.mclaughlin@anchorageak.gov

From: SLCC; Frank Rast

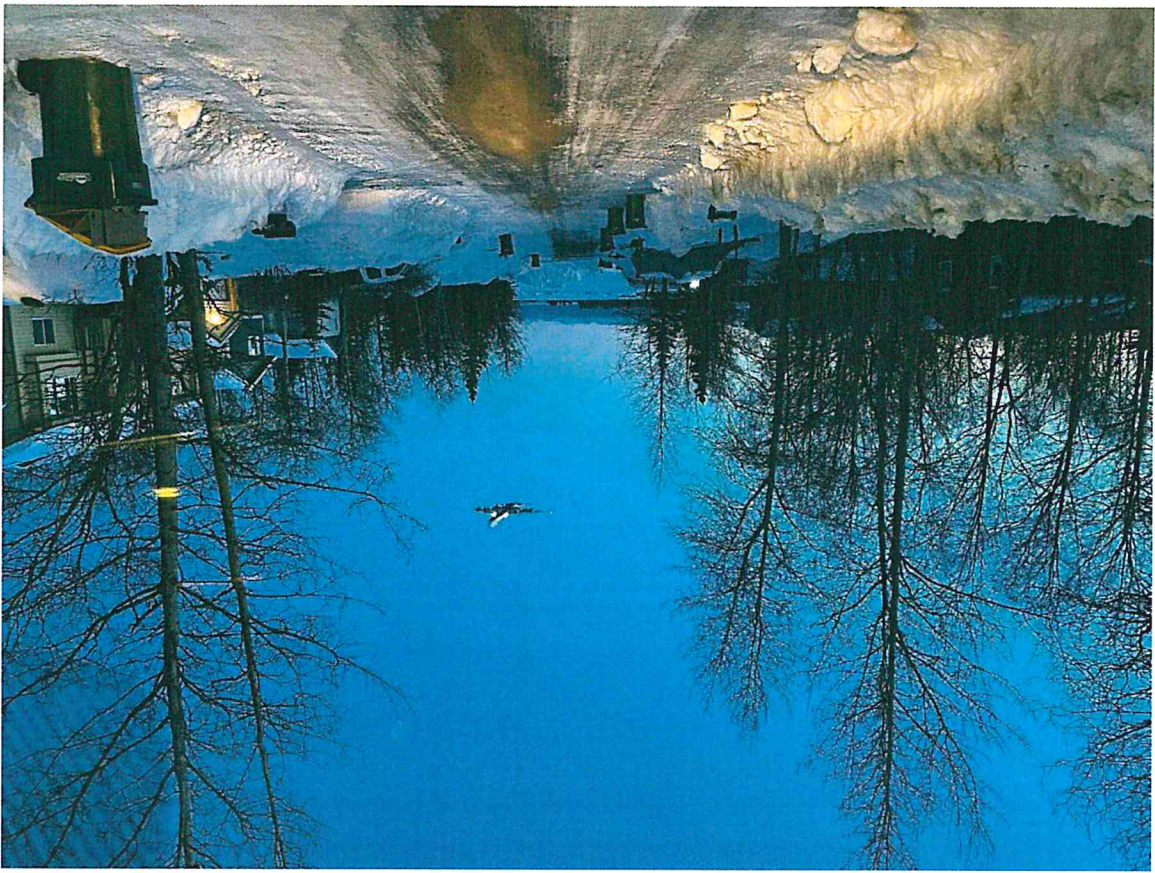
Date: 4/12/2023

Re: MOA Case 2023-0030 CUP Amendment to Tract 1, Polen Park, Tract A Lancaster Subdivision, AS&G Fill Site
The Natural Environment

Hello Francis

Please accept the following photos and comments on the natural environment and a phased low key development approach







A photo of a heavy coming in with the pit to the South. Top of hill would be 120 feet +/- below glide path. An FAA airspace study would be within 1 foot

Geese in spring and fall, primarily in AWWU easement , goose droppings for a week or so each time. Drainage has been filled over time, I would consider this area wetlands that should remain undisturbed

Moose browse in easement, neighborhood wants to leave as is, improvements would bring cars, nobody is against walkers. People walk through now primarily with dogs, some dog poop stations would be nice.

Moose browsing next to proposed soccer field, recommend selectively clearing cottonwoods every 5 years before they get big. Neighbors like natural state, easy to walk through

Nobody wants landscaping and likes the natural growth Cottonwoods and other invasive species should be cleared every five years selectively. There is some nice spruce and birch? Interspersed. Any new plantings for side slope stabilization should be willow.

I believe CIS could get soccer and parking this summer with a simple grading permit. No landscaping would be required

AS&G said there were 6 years capacity left at the meeting I believe up to 10 year's capacity up to 162

I grading permit would get CIS in at a low cost. Extend permit for 5 years below 162 and look at again would be a good compromise

SLCC does not object to sports fields at the site, we request AS&G be required to keep all fill below an elevation required for soccer fields on the currently approved fill elevation 162.0

To: Francis McLaughlin, MOA Senior Planner francis.mclaughlin@anchorageak.gov

From: Frank Rast, P.E., CE-6287

8230 Wilcox Street

Date: 4/12/2023

Re: MOA Case 2023-0030 CUP Amendment to Tract 1, Polen Park, Tract A Lancaster Subdivision, AS&G Fill Site
Slope Stability Analysis

I was employed at R&M Consultants for 26 years as a professional engineer, 12 of those years as an Owner.

While an Owner we were involved in a few claims, disputes and some litigation, every one of which involved the ground.

To protect the public MOA must require an engineered design and seismic slope stability analysis for any fill slope that could potentially hold 1500 people.

We do not object to sports fields at the site, we request AS&G be required to keep all fill below an elevation required for soccer fields on the currently approved fill elevation 162.0

Thank-you for the opportunity to comment

To: Francis McLaughlin, MOA Senior Planner francis.mclaughlin@anchorageak.gov

From: Frank Rast & Pauline Gherardini

8253 Seacliff Street

Date: 4/10/2023

Re: MOA Case 2023-0030 CUP Amendment to Tract 1, Polen Park, Tract A Lancaster Subdivision, AS&G Fill Site

I have lived at 8253 Seacliff Street, 400 feet north of the AS&G fill site since 1998, my wife since 1982. Our daughter lives on Wilcox Street, 500 feet north of the fill site. This is the fourth amendment to the original 1983 reclamation permit, each time AS&G raises the fill height on the site, our views of the mountains and inlet are diminished, we have more fugitive silt from site work and our neighborhoods property values are lowered. If approved this amendment would allow AS&G to directly obstruct the view from our home of the Chugach Range.

In 2015 AS&G got approval to fill to a final top elevation of 162.0 on the premise that the fill capacity was needed to lower development costs. We now have a diminished view shed of the Chugach Range with the north end of the pit filled to Elevation at 162.0. In 2019 AS&G removed 8 acres and 300,000 cubic yards from the fill in the southwest quadrant to develop that area as housing. In the application AS&G stated a diminished future need for organic waste disposal.

AS&G wants to build a 6-story sledding hill above Elevation 162.0 nobody asked for, to provide a natural amphitheatre that would be a traffic nightmare on Sand Lake Road. There is no supporting documentation of need for this additional fill volume in the permit application, or for a soccer stadium. In fact the last amendment in 2019 reduced the site fill volume by 300,000 cubic yards. We agree that there will be a diminished demand for waste disposal in the near future, and believe there is many years of disposal volume remaining below elevation 162.0 on the site. The north 40 acres are leveled now and available for soccer fields. AS&G has lobbied and weaponized the Cook Inlet Soccer Club to develop a money mound for AS&G that will have negative impacts to our neighborhood for many years beyond the scheduled May, 2024 closure date. The public does not understand the visual impacts of AS&G's proposal, AS&G did not provide a visual view shed analysis as part of the public process. The Cook Inlet Soccer Club does not understand the many years of windblown silt over soccer fields if AS&G is allowed to build their organic silt money mound above Elevation 612.0.

If this sledding hill is approved the view shed of the Chugach Range and Cook Inlet to the south would be destroyed diminishing our neighborhood property values without compensation. The pit would also remain open for many years beyond the May 2024 planned closure date with the associated fugitive dust and noise.

We do not object to sports fields at the site, we request AS&G be required to keep all fill below elevation 162.0

Thank-you for the opportunity to comment

Sand Lake Community Council

RESOLUTION 2023-01

SUBJECT: A Resolution Pertaining to MOA Planning and Zoning Case 2023- 0030, an Amendment to the Conditional Use (Grading) Permit, Tract 1, Polen Park, Tract A Lancaster Subdivision, AKA AS&G Pit

WHEREAS; Anchorage Sand & Gravel (AS&G) began filling the 80- acre Lancaster Gravel Pit in 1983 with organic fill to original ground elevations utilizing a reclamation permit.

WHEREAS; AS&G modified the permit to Conditional Use (CUP) in 2005 modifying the fill area and the approved fill height to above original ground elevations. AS&G identified site future uses as open fields, recreation areas, nurseries, greenhouses and the like.

WHEREAS; AS&G modified the CUP again in 2015 raising the fill height to a final top elevation of 162.0 with planned CUP closeout by May 2024, and with any future extension(s) in 5-year increments.

WHEREAS; AS&G modified the CUP again in 2019 to remove 8 acres from the fill site southwest quadrant to develop as housing, reducing the total fill volume by 300,000 cubic yards. The permit application indicated lower market demand for fill sites and estimated site CUP closeout in 5 years.

WHEREAS; AS&G is now requesting a new CUP modification extending the permit life by 10 years to May 2034, and filling to elevation 230.0, 68 feet (6 stories) above the current approved fill height of 162.0.

WHEREAS; The Sand Lake community has been negatively impacted over the last 40 years from fugitive dust and noise from fill activities. These fill activities diminished community quality of life and property values. The 2015 amendment increasing the fill height to 162.0 extended the future dust and noise impacts, and further degraded the Chugach Range view scape and property values. The community had the understanding that no further increase in fill height would be requested and site fill activities would cease in 2024.

NOW THEREFORE: The Sand Lake Community Council has no objections to recreational site development on the AS&G Fill site (CASE 2023-0030) provided there is no fill placed above Elevation 162.0, and the permit is extended by 5 years only, to May 2029.

Adopted, this 10th day of April, 2021 by the Sand Lake Community Council.

14 yea, 3 nay, 0 abstain

Steve Gervel
SLCC President



4/10/23

Affidavit of Posting and Historical Information



AFFIDAVIT OF POSTING

CASE NUMBER: 2023-080

I, Ben Holmstrom 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 CWP. The notice was posted on 3/22/23 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 22 day of March, 2023.

Signature

LEGAL DESCRIPTION

Tract or Lot: Tract A, Tract 1

Block: _____

Subdivision: Lancaster, Palmdale









Municipal Clerk's Office
Approved
Date: April 12, 2022

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: March 1, 2022

ANCHORAGE, ALASKA
AO No. 2022-39

1 AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE
2 REZONING OF APPROXIMATELY 66 ACRES FROM R-1A (SINGLE-FAMILY
3 RESIDENTIAL – LARGE LOT) DISTRICT TO PLI (PUBLIC LANDS AND
4 INSTITUTIONS) DISTRICT FOR POLEN PARK SUBDIVISION, TRACT 1, AND
5 LANCASTER SUBDIVISION, TRACT A; GENERALLY LOCATED NORTH OF
6 WEST DIMOND BOULEVARD, EAST OF SAND LAKE ROAD, SOUTH OF THE
7 WEST 84TH AVENUE RIGHT-OF-WAY ALIGNMENT, AND WEST OF THE
8 ENDICOTT STREET RIGHT-OF-WAY ALIGNMENT, IN ANCHORAGE.

9
10 (Sand Lake Community Council) (Planning and Zoning Commission Case 2022-0002)

11
12 **THE ANCHORAGE ASSEMBLY ORDAINS:**

13
14 **Section 1.** The zoning map shall be amended by designating Polen Park
15 Subdivision, Tract 1, and Lancaster Subdivision, Tract A, as PLI (public lands and
16 institutions) district.

17
18 The property described above is shown on Exhibit "A," attached.

19
20 **Section 2.** This ordinance shall become effective 10 days after the Director of
21 the Planning Department has received the written consent of at least 51 percent
22 of the owners of the property within the area described in Section 1 above to any
23 special limitations contained herein. The rezone approval contained herein shall
24 automatically expire, and be null and void, if the written consent is not received
25 within 120 days after the date on which this ordinance is passed and approved. In
26 the event no special limitations are contained herein, this ordinance is effective
27 immediately upon passage and approval. The Director of the Planning Department
28 shall change the zoning map accordingly.

29
30
31 PASSED AND APPROVED by the Anchorage Assembly this 12th day of April,
32 2022.

33
34
35 

36
37 _____
Chair

38 ATTEST:

39
40
41 

42 _____
43 Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 128-2022

Meeting Date: March 1, 2022

1 FROM: MAYOR

2
3 SUBJECT: AN ORDINANCE AMENDING THE ZONING MAP AND
4 APPROVING THE REZONING OF APPROXIMATELY 66 ACRES
5 FROM R-1A (SINGLE-FAMILY RESIDENTIAL – LARGE LOT)
6 DISTRICT TO PLI (PUBLIC LANDS AND INSTITUTIONS)
7 DISTRICT FOR POLEN PARK SUBDIVISION, TRACT 1, AND
8 LANCASTER SUBDIVISION, TRACT A; GENERALLY LOCATED
9 NORTH OF WEST DIMOND BOULEVARD, EAST OF SAND LAKE
10 ROAD, SOUTH OF THE WEST 84TH AVENUE RIGHT-OF-WAY
11 ALIGNMENT, AND WEST OF THE ENDICOTT STREET RIGHT-
12 OF-WAY ALIGNMENT, IN ANCHORAGE.
13
14

15 This is a rezone of approximately 66 acres from R-1A (single-family residential
16 district, large lot) to PLI (public lands and institutions district). This site adjoins
17 Jade Park, Edna M. Fisk Memorial Park, two Arterial streets, and a residential
18 neighborhood. Both the *West Anchorage District Plan* and the *Anchorage 2040*
19 *Land Use Plan Map* designate the property for park-related uses, and the
20 implementing zoning is the PLI district.
21

22 The Planning and Zoning Commission unanimously recommended approval of the
23 rezone on January 3, 2022. The application complies with the approval criteria for
24 rezoning in AMC 21.03.160E., *Approval Criteria*.
25

26 This property has been a large fill site for many decades and cannot support R-1A
27 residential development. The unclassified fill is not suitable for any structures in
28 its current state because of settling of uncompacted fill that will occur over time.
29 AS&G has consistently stated in past conditional use applications that the future
30 use of the property would be recreation. The future use of the property for outdoor
31 recreation is a benefit to the community.
32

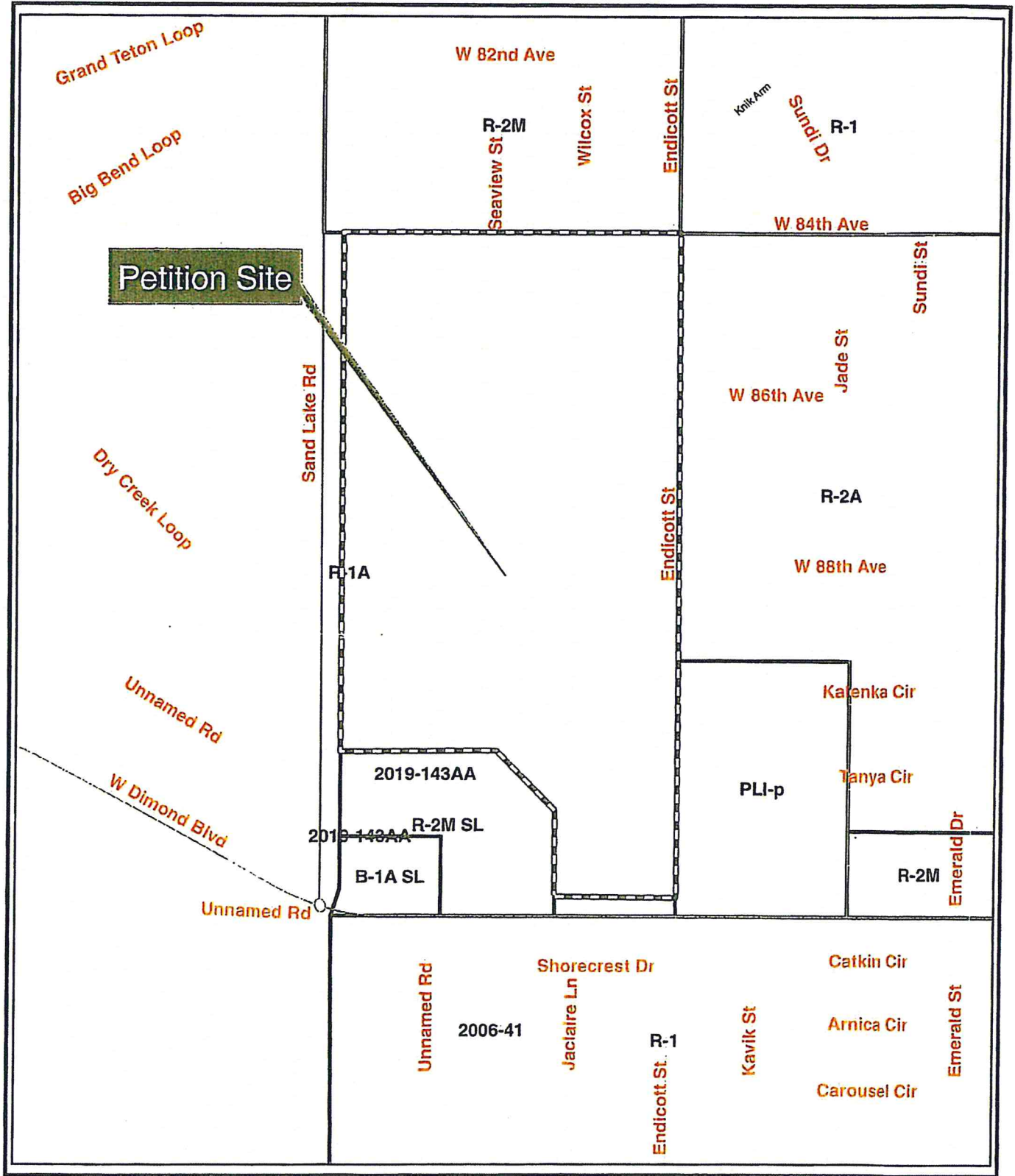
33 Most of the uses in the PLI district require public hearing major site plan review or
34 conditional use permit approval. And, both major site plan reviews and conditional
35 use permits require conformance with the comprehensive plan. If a use is
36 proposed that does not comply with the comprehensive plan, then it will not meet
37 the approval criteria and shall not be allowed. Additionally, AMC 21.05 contains
38 Use-Specific Standards and AMC 21.07 has Development and Design Standards
39 to address compatibility with the surrounding area.
40

1 This ordinance has no private-sector economic effects, and local government
2 effects are less than \$30,000. Pursuant to AMC 2.30.053B.1., a summary of
3 economic effects is not required.
4

5 **THE ADMINISTRATION RECOMMENDS APPROVAL.**
6

7 Prepared by: Francis McLaughlin, Senior Planner
8 Planning Department
9 Approved by: Craig H. Lyon, Planning Director
10 Concur: Adam Trombley, Community Development Director
11 Concur: Cheryl Frasca, OMB Director
12 Concur: Patrick Bergt, Municipal Attorney
13 Concur: Amy Demboski, Municipal Manager
14 Respectfully submitted: Dave Bronson, Mayor
15

16 Attachment: Exhibit A
17 Planning Department Analysis Packet
18
19 (Planning and Zoning Commission Case No. 2022-0002)
20 (Parcel ID Nos. 011-16-242 and 011-20-192)



Municipality of Anchorage
Planning Department

Date: 11/09/2021



**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2022-001**

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF 66 ACRES FROM R-1A (SINGLE-FAMILY RESIDENTIAL LARGE LOT) DISTRICT TO PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR POLEN PARK SUBDIVISION, TRACT 1, AND LANCASTER SUBDIVISION, TRACT A; GENERALLY LOCATED NORTH OF WEST DIMOND BOULEVARD, EAST OF SAND LAKE ROAD, SOUTH OF THE WEST 84TH AVENUE RIGHT-OF-WAY ALIGNMENT, AND WEST OF THE ENDICOTT STREET RIGHT-OF-WAY ALIGNMENT, IN ANCHORAGE.

(Case 2022-0002)

WHEREAS, a request has been received from the Anchorage Sand and Gravel Company, LLC to rezone 66 acres from R-1A (single-family residential large lot) district to PLI (public lands and institutions) district for Polen Park Subdivision, Tracts 1, and Lancaster Subdivision, Tract A; generally located north of West Dimond Boulevard, east of Sand Lake Road, south of the West 84th Avenue right-of-way alignment, and west of the Endicott Street right-of-way alignment, in Anchorage; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on January 3, 2022.

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


- A. The Commission makes the following findings of fact:
1. The rezone is consistent with the *Anchorage 2040 Land Use Plan* and the *West Anchorage District Plan*. The implementing zoning district for this property is PLI district. This rezone also complies with the nine approval criteria for rezonings, AMC 21.03.160E.
 2. Concerns were expressed during public testimony over the future use of the property. The public hearing major site plan review and conditional use permit processes will evaluate the future site plan and use of the property and the community will have an opportunity to testify at that time.
 3. It would be difficult to develop a large structure on this site because of the unclassified fill and would require a considerably large budget to do so.
 4. A traffic impact analysis will evaluate traffic concerns during permitting.

5. The Commission did not see how the neighborhood's worst fears for a future use would be approved through the public hearing process based adopted plan designation. This rezone is a win for Anchorage.

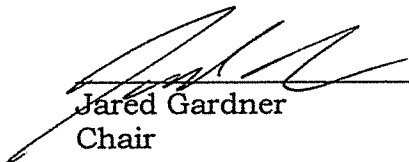
B. The Commission recommends approval of the rezone to PLI.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 3rd day of January, 2022.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 7th day of February, 2022.



Craig H. Lyon
Secretary



Jared Gardner
Chair

(Case 2022-0002)

fm

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2020-010

A RESOLUTION APPROVING AMENDMENTS TO A CONDITIONAL USE FOR LAND RECLAMATION; WITHIN LANCASTER SUBDIVISION, TRACT A, AND POLEN PARK SUBDIVISION, TRACTS 1, 2, AND 3; GENERALLY LOCATED NORTH OF WEST DIMOND BOULEVARD, EAST OF SAND LAKE ROAD, SOUTH OF 82ND AVENUE, AND WEST OF THE ENDICOTT STREET RIGHT-OF-WAY, IN ANCHORAGE.

(Case 2019-0138; Tax I.D. No. 001-162-42, -92, -93, and -94)

WHEREAS, a request has been received from Anchorage Sand and Gravel, petitioner, and S4 Group, Inc., representative, for amendments a conditional use for land reclamation within Lancaster Subdivision, Tract A, and Polen Park Subdivision, Tracts 1, 2, and 3; generally located north of West Dimond Boulevard, east of Sand Lake Road, south of 82nd Avenue, and west of the Endicott Street right-of-way, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on March 9, 2020.

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

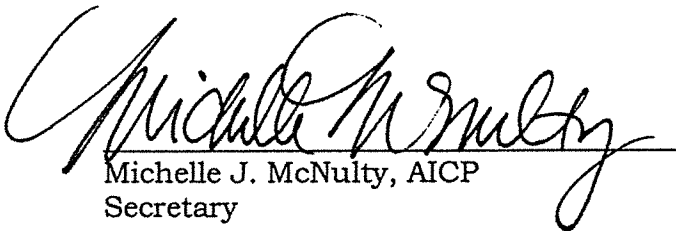
- A. The Commission makes the following findings of fact:
1. This application for amendments to an existing conditional use meets the nine approval criteria for a conditional use and the standards for land reclamation.
 2. There was no public testimony during the public hearing. The written comments that were received from nearby residents expressed concern about a different case about rezoning the property. This application is not a rezone, but an amendment to a conditional use to include additional acreage and to update the grading and drainage plan.
 3. A neighbor was concerned about the difference of grade from their property to this site. After hearing the petitioner's testimony, those grades are not the final grades.
 4. The grade will be below street level, which would address the written concerns submitted by the public.
 5. This amendment will add approximately 300,000 cubic yards of fill. It is not anticipated to affect the completion date of the project
- B. The Commission APPROVES the amendments, subject to the following conditions:

1. This approval is subject to the petitioner's application, narrative, and the following plans on file at the Planning Department, except as modified by these conditions of approval:
 - a. Sand Lake Fill Site – CUP Amendment Operations Plan
 - b. Sand Lake Fill Site – Estimated Filling Phases, 1-7-2020
 - c. Sand Lake Reclamation Site Conditional Use Amendment, Sheets C1 to C8, drawn by Brandon J. Marcott, Registered Professional Engineer, Triad Engineering, LLC.
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. Provide a stormwater pollution prevention plan to Watershed Management Services for review and approval.
4. This conditional use approval is valid until May 5, 2024.
5. At the end of the land reclamation operation, a close out inspection of the property with representatives of Private Development and Planning shall be conducted to evaluate the final restoration and compliance with the reclamation plan.
6. The list of acceptable fill materials is as follows: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, or construction site clean-up.
7. Operational hours shall be limited to 7:00 a.m. to 6:00 p.m. on Monday through Saturday. No operations will be permitted on Sundays or legal holidays.
8. All on-site equipment shall be muffled and use white noise alarms or motion detectors for backing up.
9. Annually an inspection report prepared by a registered and professional engineer will identify the location and extent of the backfill as it relates to the fill being placed, and as it relates to the approved fill document. This report is to be submitted by December 31 of each year to the Planning Department for compliance to these conditions of approval.
10. The petitioner shall provide logbooks with dates, time and material dumped, to be available upon request of the Planning Department.

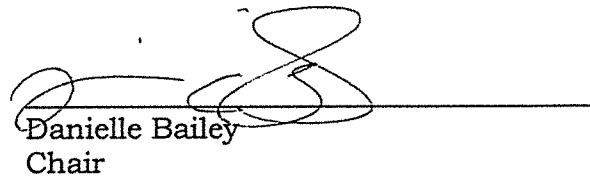
11. On-site personnel shall be formally trained on all aspects of the operation of the reclamation site.
12. The telephone number of Anchorage Sand and Gravel shall be placed on the side of the on-site operations building. The sign shall be of sufficient size to be visible from the adjacent roadway and the view of the sign shall be unobstructed by equipment, machinery, vegetation and the like.
13. On-site personnel shall have total authority to direct road clean-up and maintenance operations as needed. On-site personnel shall have the authority to call a sweeper, water truck and motor grader, as necessary, to respond to specific site conditions or complaints.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 9th day of March, 2020.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 4th day of May, 2020. 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.



Michelle J. McNulty, AICP
Secretary

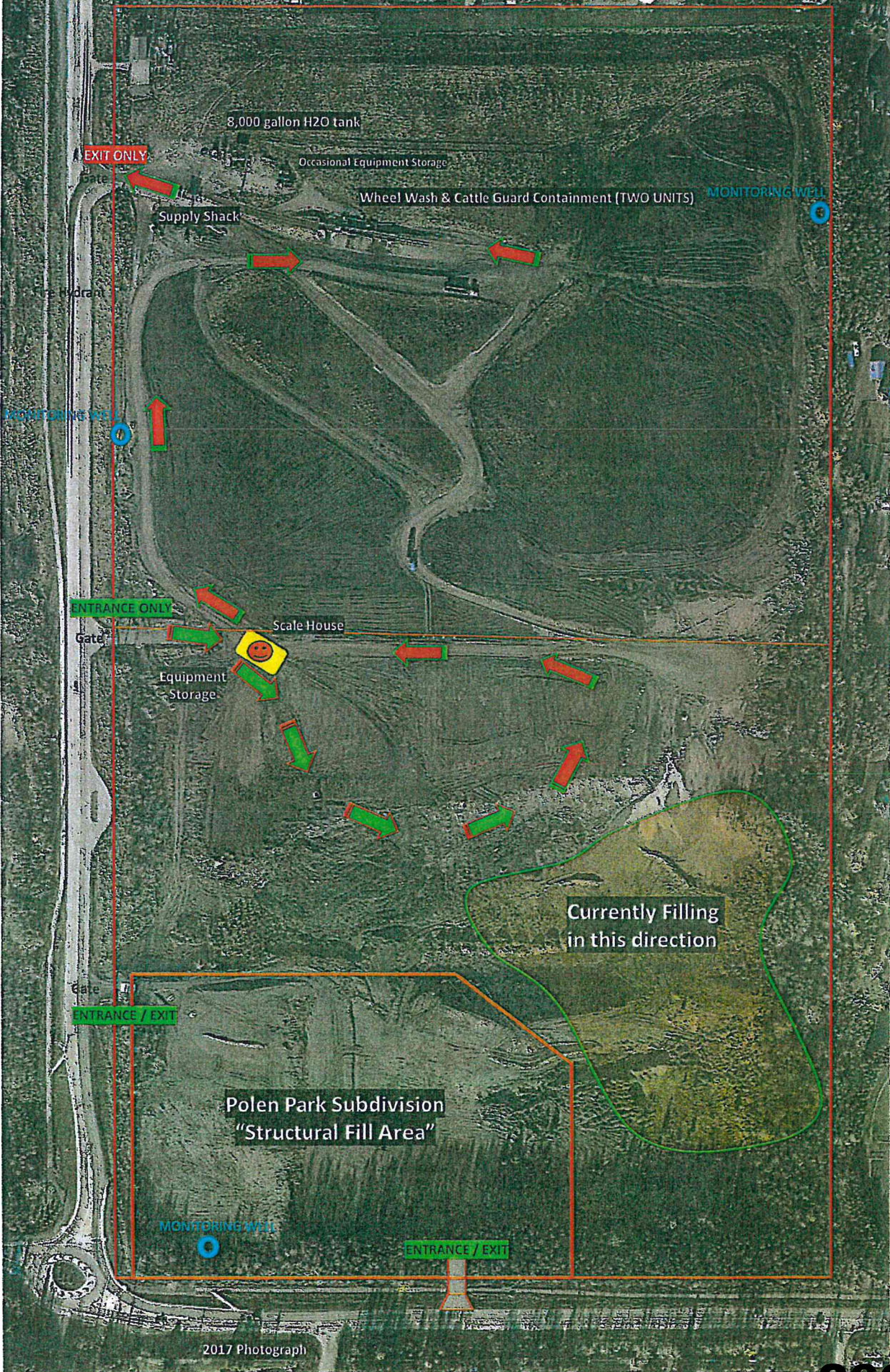


Danielle Bailey
Chair

(Case 2019-0138; Tax I.D. No. 001-162-42, -92, -92, and -94)

fm

SAND LAKE FILL SITE – CUP AMENDMENT OPERATIONS PLAN



Sand Lake Reclamation Site
(Estimated - Filling Phases), 1-7-2020



Phase 1

Currently Finishing, just
needing a little future work
after wheel wash is
removed.

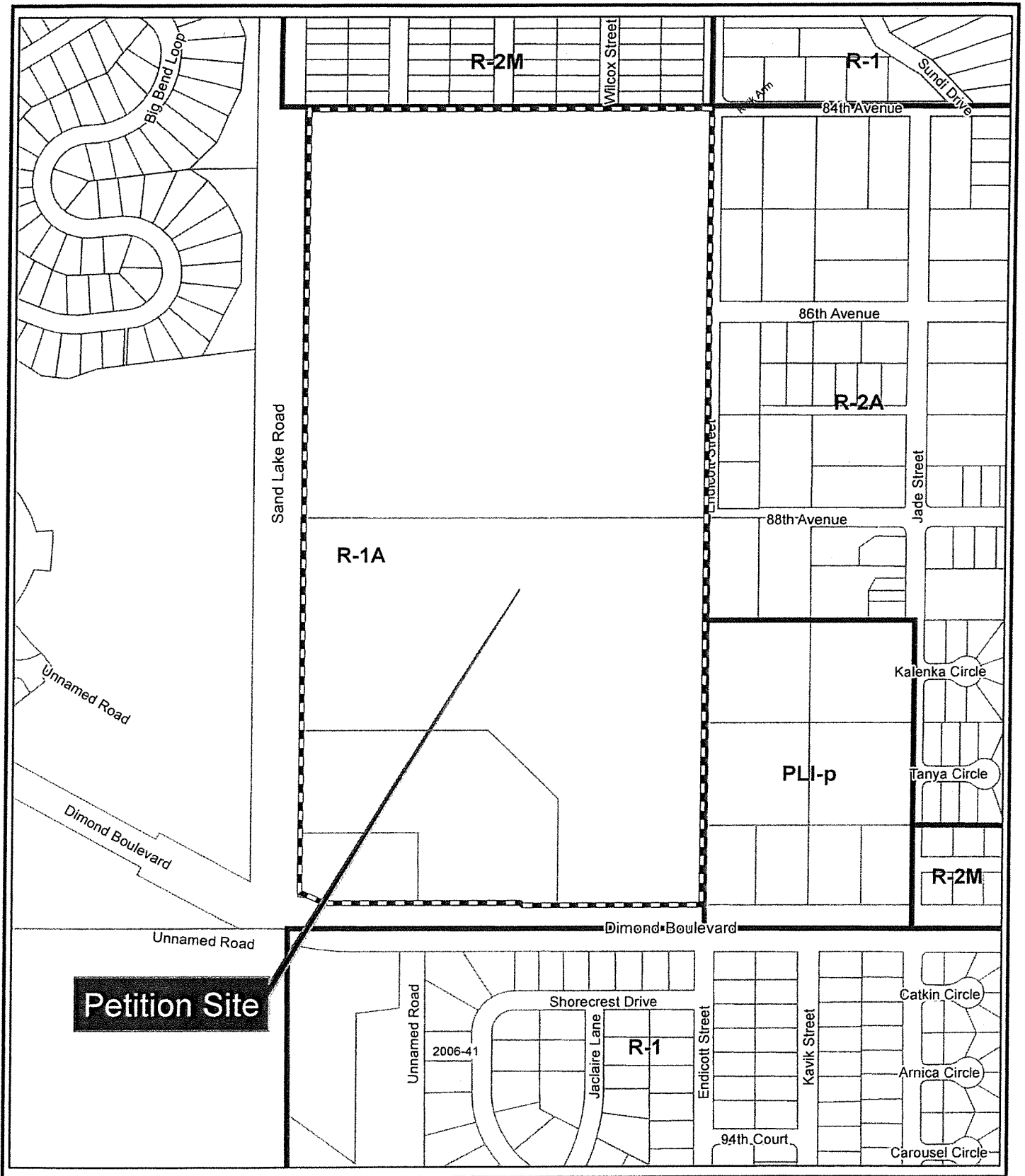
Phase 2

Phase 3

Phase 4

Phase 5

ATTENTION: Phases 2, 3, 4 and 5 will require several lifts to obtain final grade.







TRAVIS
ENGINEERING, LLC
P.O. Box 11899
Austin, Texas 78761
(512) 251-6237
www.traviseng.com

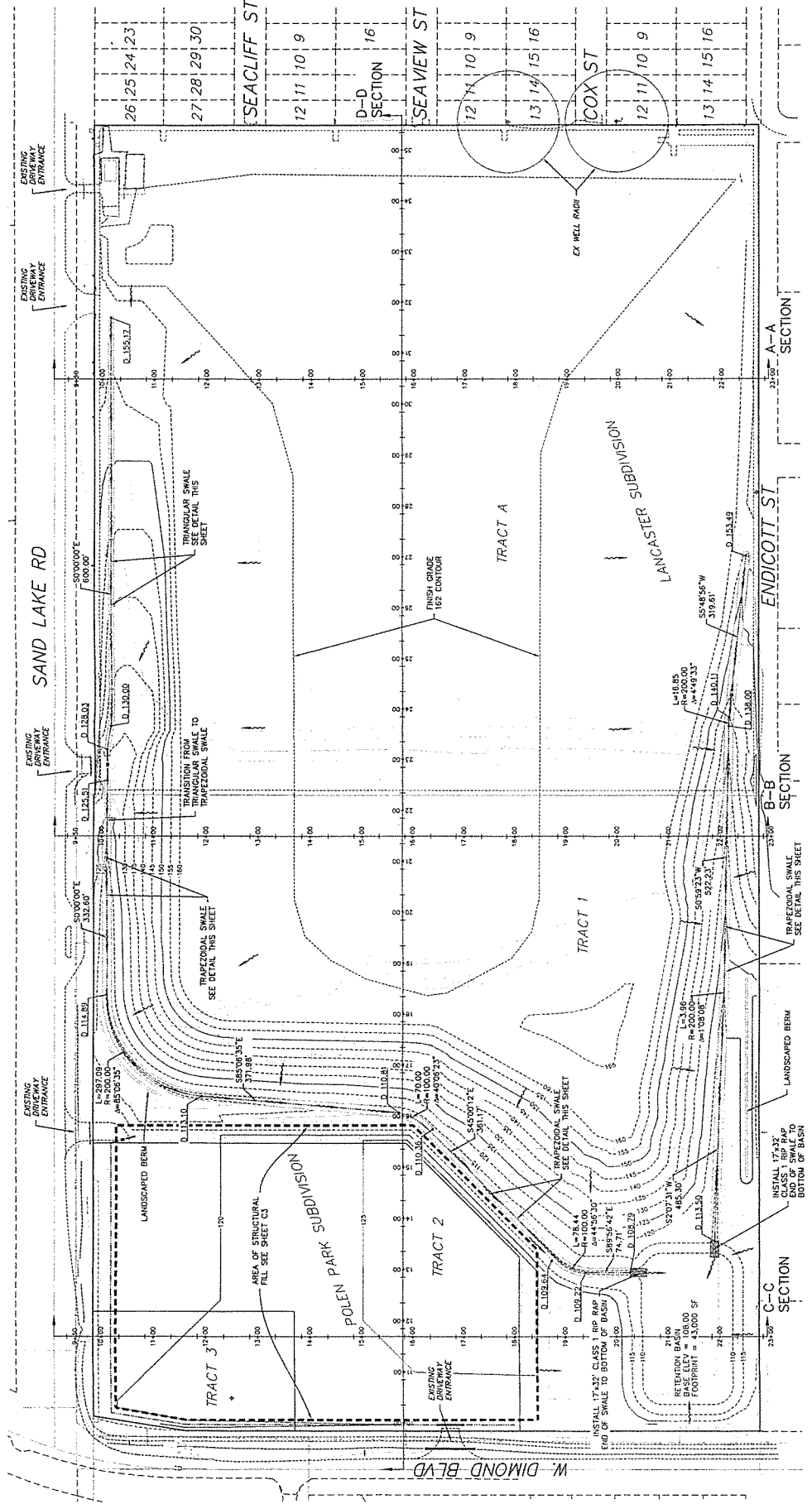
RECORD DRAWING
1. DATA PROVIDED
This will serve to verify that the work was completed in accordance with the contract documents.
2. DATA TRANSMITTED
BY: DATE: COMPANY:
3. DATA TRANSFER DECIDED
Based on specific conditions for an individual project, the contractor shall be responsible for providing the data for this project as a condition of the contract documents.

GRADING PLAN
LANCASTER SUB. TR. A
POLEN PARK SUB. TR. 1-3

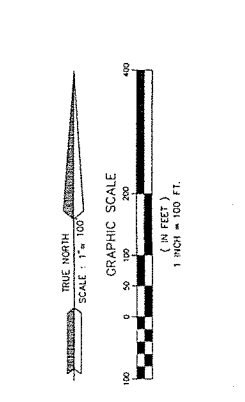
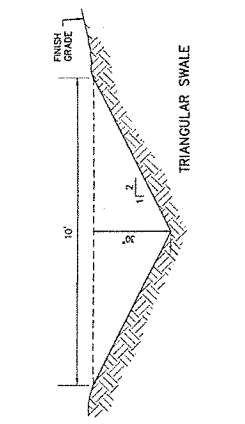
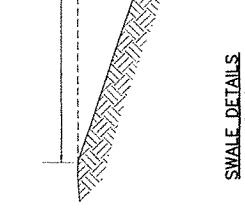
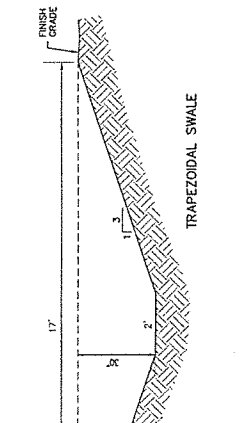
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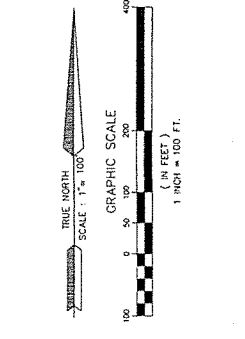
8
C2
SHEET



- GRADING NOTES**
1. ALL DISTURBED AREAS TO BE STABILIZED WITH VEGETATION, PER AMCR 23.105.11.3. THE TOP OF FILL SLOPES SHALL BE ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TWENTY (20) FEET.
 2. MATERIAL SHALL BE 3:1 MAX. WITH HIGH-STRENGTH FIBER.
 3. RETENTION BASIN SLOPES SHALL BE 4:1 MAX.
 4. HOURS OF OPERATION WILL BE BETWEEN 7:00 A.M. TO 6:00 P.M. ON MONDAYS THROUGH FRIDAYS. WORK WILL BE PERMITTED ON SATURDAYS AND SUNDAYS FOR FEDERAL HOLIDAYS.
 5. MATERIAL HAULED TO THE PROJECT SITE WILL BE VIA SAND TRUCKS.
 6. TRAVIS ENGINEERING, LLC WILL PERFORM THE REQUIRED CIVIL ENGINEER INSPECTIONS PER SECTION AMCR 23.100.00.02-4.
 7. TRAVIS ENGINEERING, LLC WILL PERFORM THE REQUIRED CIVIL ENGINEER INSPECTIONS AND REVIEW OF LINE, GRADE AND SURFACE DRAINAGE.



SWALE DETAILS
SCALE: 1/2" = 1'





TRIM ENGINEERING, LLC
 P.O. Box 11569
 Ann Arbor, MI 48106
 (734) 591-5237
 www.trimeng.com

RECORD DRAWING
 1. DATA PROVIDED
 This drawing is provided to certify that the work shown hereon was done in accordance with the contract documents and the approved plans and specifications.
 CONTRACTOR

2. DATA TRANSFERRED
 BY: _____ DATE: _____
 COMPANY: _____

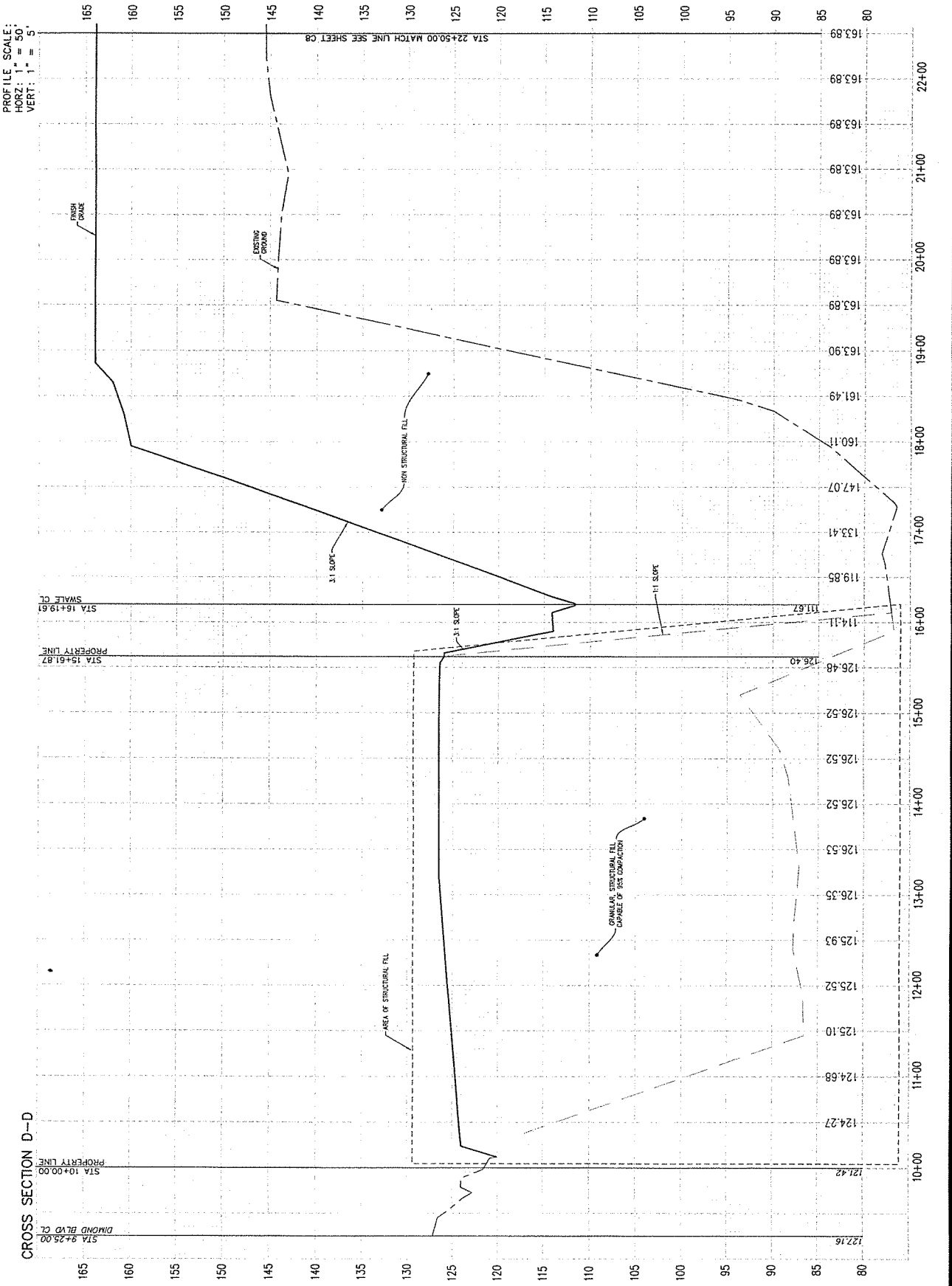
3. DATA TRANSFERRED
 This drawing is provided to certify that the work shown hereon was done in accordance with the contract documents and the approved plans and specifications.
 CONTRACTOR

LANCASTER SUB. TR. A
 POLEN PARK SUB. TR. 1-3
 CROSS SECTION D-D

| DATE | BY | CHKD | REVISIONS |
|------|----|------|-----------|
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DESIGNED: _____
 DRAWN: _____
 CHECKED: _____
 DATE: _____

FILE: MASC SAND LANE PRT
 PROJECT: POLEN PARK
 DATE: JAN 2020
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'



Anchorage, Alaska
AO No. 2019-142, As Amended

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AMENDING THE
2 ANCHORAGE 2040 LAND USE PLAN TO CHANGE THE LAND USE MAP
3 CLASSIFICATION FROM "OPEN SPACE" TO "COMPACT MIXED
4 RESIDENTIAL LOW" FOR FIVE ACRES, LOCATED NORTH OF WEST
5 DIMOND BOULEVARD AND EAST OF SAND LAKE ROAD.

6
7 (Planning and Zoning Commission Case 2019-0119)

8
9 WHEREAS, the Anchorage Assembly makes the following findings of fact,
10 incorporated from Planning and Zoning Commission Resolution No. 2019-
11 020:

12
13 1. The five approval criteria for a comprehensive plan amendment
14 are met. The amendment is consistent with goals of the Anchorage
15 2040 Land Use Plan. Both Anchorage 2040 and the 2012 West
16 Anchorage District Plan identified this area for moderate density
17 housing and this action will expand the designation by approximately
18 five acres to the east.

19
20 2. Criterion A is met. The amendment is necessary because the
21 land was assumed to be unbuildable based on anticipated fill, but now
22 the property owner intends to place engineering fill instead.

23
24 3. Criterion B is met. This is still largely an open space area, of
25 which only ten acres out of the total of 80 acres can be developed with
26 structures. This is a small area within a much larger area. The gross
27 residential density is in the range of surrounding single-family and
28 attached housing. Despite the current economy, these decisions are
29 for the long-term. With housing needs and land for buildable housing,
30 we look at all areas of the municipality, not just in a few. Being able
31 to identify five additional acres for future housing helps further the
32 general goals of the comprehensive plan.

33
34 4. Page 27 of Anchorage 2040 identifies the area as "Areas of
35 Moderate Growth" and "Land Use Designation Change from Uses
36 Currently Allowed by Existing Zoning (as of 2017)". The "Compact-
37 Mixed Residential-Low" classification is consistent with the Plan.

38
39 5. Criterion D is met. The requested land use designation is found
40 to be equally or more supportive of the comprehensive plan goals,
41 objectives, policies, and guidelines, than the old land use designation.
42 The change eliminates the current land use designation split on the
43 property. The amendment is in favor of the public interest by
44 providing additional residential capacity. There will be 70 acres of

“Open Space” remaining, which is consistent with Anchorage 2040.; now, therefore

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the *Anchorage 2040 Land Use Plan* is hereby amended to change the land use map classification for five acres from “Open Space” to “Compact Mixed Residential Low”.

Section 2. That the *Anchorage 2040 Land Use Plan* is hereby amended to reflect the change as shown on Exhibit A.

Section 3. Anchorage Municipal Code section 21.01.080 is amended as follows (*the remainder of the subsection is not affected and therefore not set out*):

21.01.080 COMPREHENSIVE PLAN

A. Purpose

The purpose of the comprehensive plan is to set for the goals, objectives, strategies, and policies governing land use development of the municipality. As adopted, this section and the documents incorporated in this section constitute the comprehensive plan of the municipality.

B. Elements

1. Adopted Elements

The comprehensive plan consists of the adopted elements identified in the following table, and which are incorporated in this chapter by reference. Plans or other elements that are not listed below are not official elements of the comprehensive plan, though they may be valid planning tools.

*** *** ***

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS

| Area/Topic | Plan | Adoption Date ¹ | Amendments |
|----------------|---|---|--|
| Anchorage Bowl | Anchorage 2020, Anchorage Bowl Comprehensive Plan | AO 2000-119(S); 2-20-2001 | AO 2002-119; 9-10-2002 |
| | Anchorage 2040 Land Use Plan | AO 2017-116, as amended; 9-26-2017 | AO 2019-____; (<i>insert effective date of this ordinance</i>) |
| | Spenard Commercial District Development Strategy | AR 1986-121; 6-17-1986 AO 1987-145; 12-15-1987 | |
| | Tudor Road Public Lands and Institutions Plan | AR 1986-162; 9-9-1986 | |
| | 3500 Tudor Road Master Plan | AO 2007-118; 11-13-2007 | |

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS

| Area/Topic | Plan | Adoption Date ¹ | Amendments |
|------------|---|----------------------------|--|
| | Anchorage Downtown Comprehensive Plan | AO 2007-113; 12-11-2007 | |
| | Hillside District Plan | AO 2010-22; 4-13-2010 | AO 2014-134; 11-18-14 AO 2015-17; 3-3-15 |
| | Utility Corridor Plan | AO 1990-13(S); 2-27-1990 | AO 2003-78; 8-19-2003 AO 2005-121(S); 10-25-2005 AO 2007-97; 7-17-2007 |
| | Section 36 Land Use Study (recommending Alternative 2) | AO 1992-125; 11-10-1992 | |
| | The Ship Creek/Waterfront Land Use Plan (May 1991), including the Transportation Element, as supplemented by the Ship Creek Framework Plan, 7-22-14 | AO 1991-88; 6-3-1991 | AIM 1991-178 AO 2014-79; 7-22-14 |
| | Potter Valley Land Use Analysis | AO 1999-144; 12-7-1999 | |
| | UMED District Plan | AO 2015-140; 3-22-2016 | |
| | West Anchorage District Plan | AO 2012-47; 7-10-2012 | AO 2016-32; 4-12-16 |
| | Government Hill Neighborhood Plan | AO 2013-11; 2-12-2013 | AO 2015-18; 3-3-15 |
| | Fairview Neighborhood Plan | AO 2014-108; 9-9-14 | |


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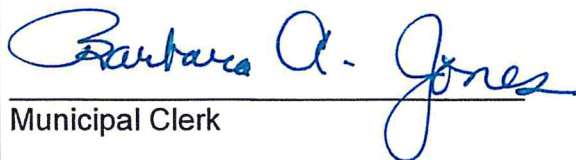
*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016-32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-2017; AO 2017-116, as amended; 9-26-17; AO 2017-134, 11-7-17; AO 2018-23, 3-20-18)

Section 4. This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 17th day of December, 2019.


Chair

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 763-2019

Meeting Date: November 19, 2019

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE**
4 **AMENDING THE ANCHORAGE 2040 LAND USE PLAN TO**
5 **CHANGE THE LAND USE MAP CLASSIFICATION FROM “OPEN**
6 **SPACE” TO “COMPACT MIXED RESIDENTIAL LOW” FOR FIVE**
7 **ACRES, LOCATED NORTH OF WEST DIMOND BOULEVARD AND**
8 **EAST OF SAND LAKE ROAD.**
9

10 This is a comprehensive plan amendment to the *Anchorage 2040 Land Use Plan*.
11 The amendment changes the land use classification for five acres of land from
12 “Open Space” to “Compact Mixed Residential Low”. On November 5, 2019, the
13 Planning and Zoning Commission adopted a resolution recommending approval of
14 the map amendment.
15

16 There is already five acres of the “Compact Mixed Residential Low” classification
17 present to the west of this site, and the amendment eliminates the split land use
18 classifications that exists on Tracts 2 and 3, Polen Park Subdivision. The
19 implementing zoning district for this classification is R-2M, mixed residential district,
20 with gross densities between five and 15 dwelling units per acre. The *Anchorage*
21 *2040 Land Use Plan* estimates that Anchorage will have a shortage of
22 approximately 7,900 dwelling units over the next 20 years.
23

24 The existing “Open Space” designation was based on an assumption that the site
25 would not be developable, but now the property owner intends to place compacted
26 structural fill at the site so that housing can be built.
27

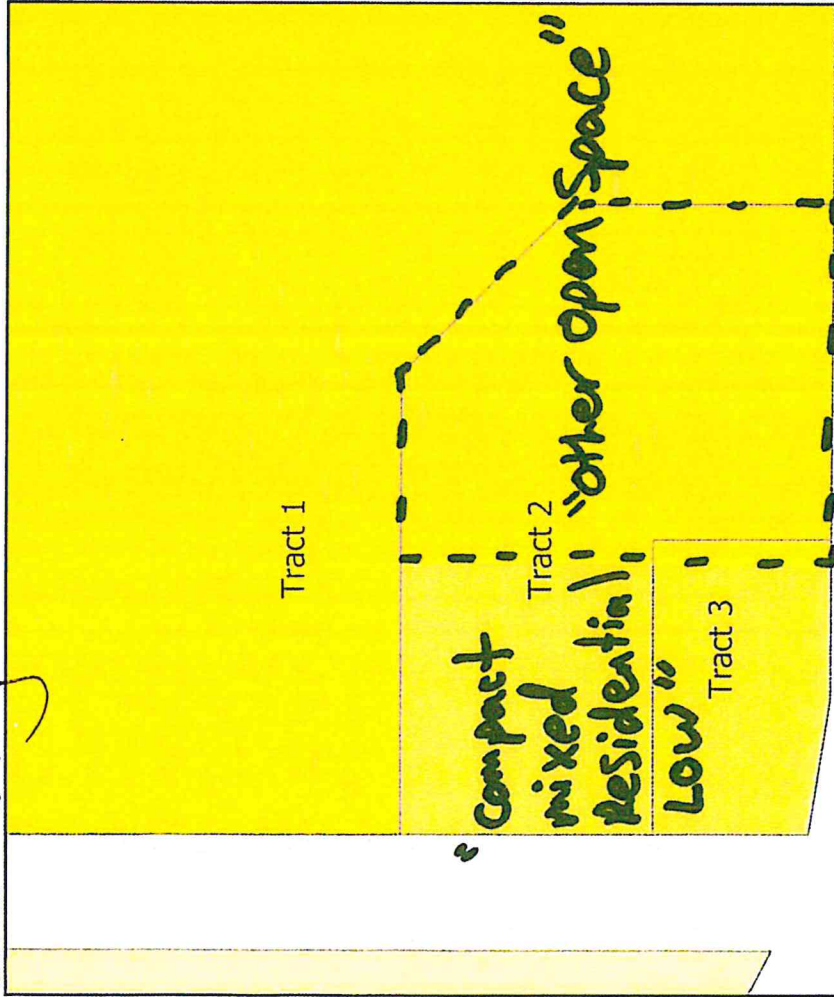
28 This ordinance has no private sector economic effects and local government effects
29 are less than \$30,000. Pursuant to AMC 2.30.053B.1., a summary of economic
30 effects is not required.
31

32 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

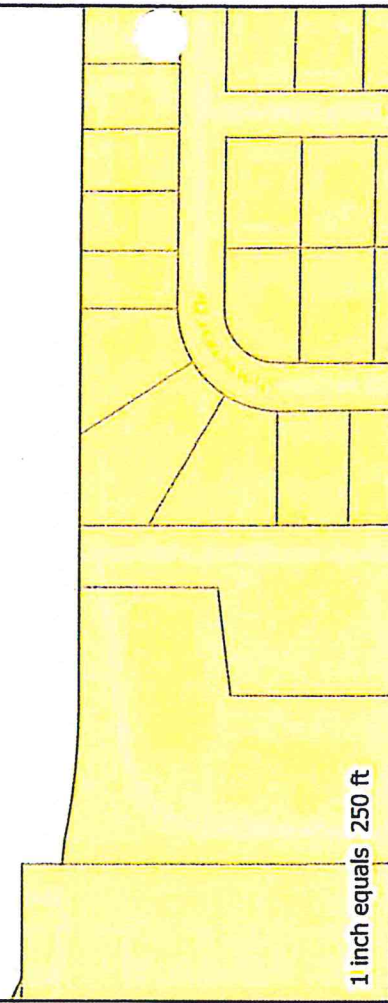
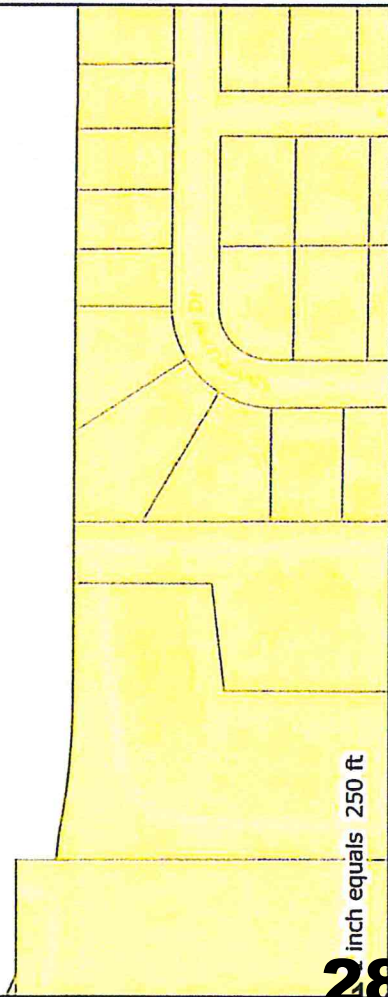
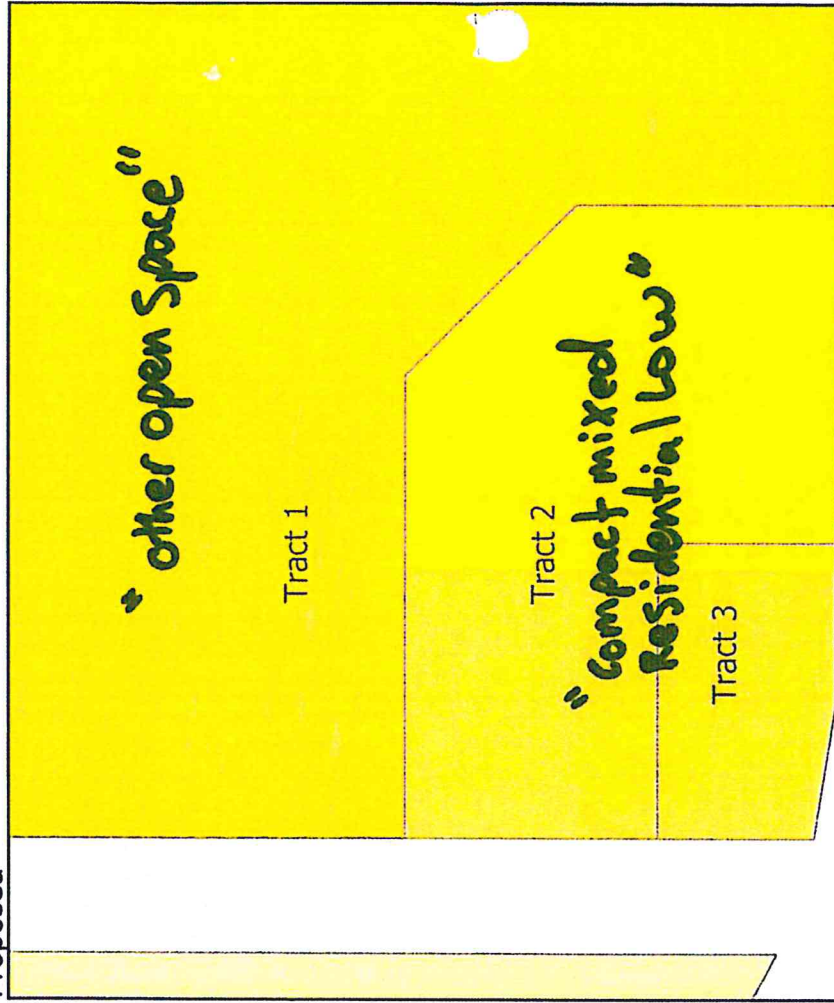
33
34 Prepared by: Francis McLaughlin, Senior Planner
35 Approved by: Michelle J. McNulty, Planning Director
36 Concur: Lance Wilber, Director
37 Office of Management and Budget
38 Concur: Christopher M. Schutte, Director
39 Office of Economic and Community Development
40 Concur: Rebecca A. Windt Pearson, Municipal Attorney
41 Concur: William D. Falsey, Municipal Manager
42 Respectfully submitted: Ethan A. Berkowitz, Mayor
43

44 Attachment: Planning Department Analysis Packet

Current - Existing



Proposed



Planning & Zoning Commission Case #: 2019-0119

Exhibit A

- Large-Lot Residential
- Single-Family and Two-Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium
- Urban Residential - High
- Neighborhood Center
- Town Center
- Regional Commercial Center
- City Center
- Commercial Corridor
- Main Street Corridor
- Park Or Natural Area
- Other Open Space
- Community Facility or Institution
- University or Medical Center
- Airport, Railroad, or Port Facility
- Potential Open Space - Alternative
- Light Industrial / Commercial
- General Industrial
- Water Feature
- ROW (White)

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2019-020

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE ANCHORAGE 2040 LAND USE PLAN TO CHANGE THE LAND USE MAP CLASSIFICATION FOR APPROXIMATELY FIVE ACRES OF LAND FROM "OPEN SPACE" TO "COMPACT MIXED RESIDENTIAL LOW".

(Case 2019-0119)

WHEREAS, requests have been received from Anchorage Sand and Gravel Company, LLC to amend the *Anchorage 2040 Land Use Plan* to change the land use map classification for approximately five acres of land from "Open Space" to "Compact Mixed Residential Low"; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on October 7, 2019.

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

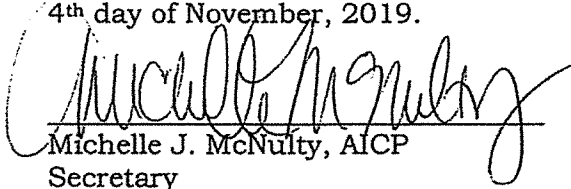
- A. The Commission makes the following findings of fact:
1. The five approval criteria for a comprehensive plan amendment are met. The amendment is consistent with goals of the *Anchorage 2040 Land Use Plan*. Both *Anchorage 2040* and the 2012 *West Anchorage District Plan* identified this area for moderate density housing and this action will expand the designation by approximately five acres to the east.
 2. Criterion A is met. The amendment is necessary because the land was assumed to be unbuildable based on anticipated fill, but now the property owner intends to place engineering fill instead.
 3. Criterion B is met. This is still largely an open space area, of which only ten acres out of the total of 80 acres can be developed with structures. This is a small area within a much larger area. The gross residential density is in the range of surrounding single-family and attached housing. Despite the current economy, these decisions are for the long-term. With housing needs and land for buildable housing, we look at all areas of the municipality, not just in a few. Being able to identify five additional acres for future housing helps further the general goals of the comprehensive plan.
 4. Page 27 of *Anchorage 2040* identifies the area as "Areas of Moderate Growth" and "Land Use Designation Change from Uses Currently Allowed by Existing Zoning (as of 2017)". The "Compact-Mixed Residential-Low" classification is consistent with the *Plan*.

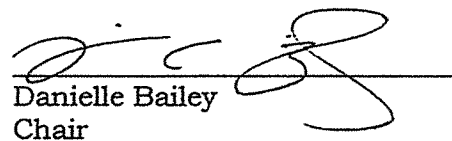
Allowed by Existing Zoning (as of 2017)". The "Compact-Mixed Residential-Low" classification is consistent with the *Plan*.

5. Criterion D is met. The requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation. The change eliminates the current land use designation split on the property. The amendment is in favor of the public interest by providing additional residential capacity. There will be 70 acres of "Open Space" remaining, which is consistent with *Anchorage 2040*.
- B. The Commission recommends approval of an amendment to the *Anchorage 2040 Land Use Plan* to change the land use map classification for approximately five acres of land from "Open Space" to "Compact Mixed Residential Low".

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 7th day of October, 2019.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 4th day of November, 2019.

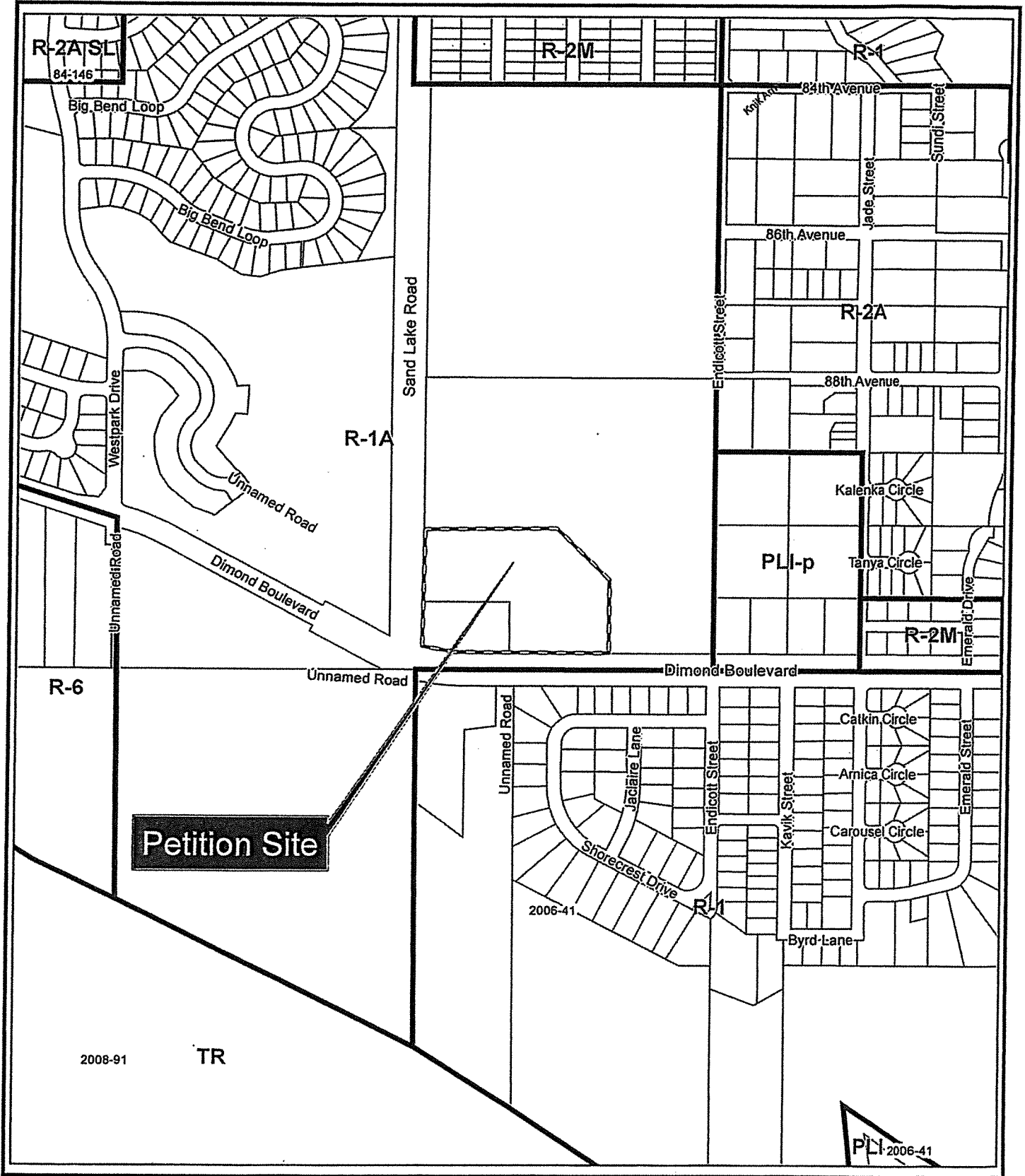

Michelle J. McNulty, AICP
Secretary


Danielle Bailey
Chair

(Case 2019-0119)

fm

2019-0119



Zoning map

Municipality of Anchorage
Planning Department

Date: August 14, 2019

Municipal Clerk's Office
Amended and Approved
Date: December 17, 2019

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For Reading: November 19, 2019

ANCHORAGE, ALASKA
AO No. 2019-143, As Amended

1 AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE
2 REZONING OF APPROXIMATELY TEN ACRES FROM R-1A (SINGLE-FAMILY
3 RESIDENTIAL DISTRICT, LARGE LOT) TO B-1A SL (LOCAL AND
4 NEIGHBORHOOD BUSINESS DISTRICT) WITH SPECIAL LIMITATIONS AND R-
5 2M SL (MIXED RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR
6 TRACTS 2 AND 3, POLEN PARK SUBDIVISION PER PLAT 2019-41;
7 GENERALLY LOCATED NORTH OF WEST DIMOND BOULEVARD, EAST OF
8 SAND LAKE ROAD, SOUTH OF THE WEST 82ND AVENUE, AND WEST OF
9 JADE STREET, IN ANCHORAGE.

10
11 (Sand Lake Community Council) (Planning and Zoning Commission Case 2019-
12 0118)

13
14 WHEREAS, the Anchorage Assembly makes the following findings of fact,
15 incorporated from Planning and Zoning Commission Resolution No. 2019-021:

16
17 1. This rezone complies with the nine approval criteria for
18 rezonings, AMC 21.03.160E. The rezone is consistent with the
19 Anchorage 2040 Land Use Plan Map and the 2012 West Anchorage
20 District Plan. The B-1A and R-2M districts implement both Plans.

21
22 2. Zoning is important because buying property is one of the
23 biggest investments anyone will make. The approval criteria are met for
24 this rezoning despite objections from members of the public. The public
25 process for this rezone has been followed. This is a process that has
26 continued since the West Anchorage District Plan was adopted in 2012
27 and later with the Anchorage 2040 Land Use Plan. These Plans are
28 followed for the benefit of everyone in the neighborhood and for future
29 property buyers because they need to know that they can develop
30 according to what is in the Plan. Anchorage 2040 classifies this site as
31 "Compact Mixed Residential Low" and the implementing zoning district
32 is the R-2M. The West Anchorage District Plan classifies the site as
33 "Small Scale Commercial" and the implementing district is the B-1A.
34 The Plans identified this site for growth, which no one wants in their
35 backyard; however, growth has to go somewhere, and that is why it was
36 identified in the Anchorage 2040 Land Use Plan.
37

1 3. Criterion 1 is met. Anchorage needs more residential units and
2 this is one of the only sites slated to have that additional growth. The
3 West Anchorage District Plan also identified this site for "Small Scale
4 Commercial", which is why the B-1A district is appropriate. This is not
5 "spot-zoning" because this is the zoning called for in the Plan. The
6 rezoning complies and conforms with the comprehensive plan as
7 shown on pages 26 and 27 of Anchorage 2040 and page 75 of the West
8 Anchorage District Plan.

9
10 4. This rezoning is compatible with the existing neighborhood.
11 Traffic impacts will be evaluated at the time of development, which
12 should alleviate concern from neighbors.

13
14 5. Public testimony was heard that speaks to the compatibility and
15 the necessity of the rezoning, but the Plan shows this site as
16 commercial and residential and these maps matter. This did not just
17 sneak in; it has been there since at least 2012 and the community
18 councils have already spoken to this, which answers the compatibility
19 and the necessity elements. The site plan review requirement will satisfy
20 some of the community's concerns about compatibility and is a good
21 balance.

22
23 6. The rezoning is compatible with surrounding zoning and
24 development, and protects areas designated for specific uses on the
25 zoning map from incompatible land uses, especially given the site plan
26 review requirement. Residential development of 15 dwelling units per
27 acre is incredibly challenging to do in our community. This is moderate
28 residential density for Anchorage. The site is well served by roads,
29 parks, and trails, which is better than a lot of places that are developed
30 with higher-density housing. The need to distribute housing in more
31 places around the whole city provides families with opportunities that
32 everyone ought to be able to enjoy in our community.;
33 now, therefore

34
35 **THE ANCHORAGE ASSEMBLY ORDAINS:**

36
37 **Section 1.** The zoning map shall be amended by designating Tracts 2 and 3,
38 Polen Park Subdivision per Plat 2019-41, as R-2M (mixed residential district) and B-
39 1A (local and neighborhood business district), respectively.

40
41 The property described above is shown on Exhibit "A," attached.
42

1 Section 2. This zoning map amendment established in Section 1 shall become
2 effective upon approval of an update to the conditional use permit for the fill site
3 (PZC Resolution 2014-029).
4

5 Section 3. The zoning map amendment is subject to the following special
6 limitations:
7

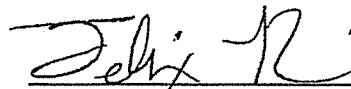
8 A. Obtain major site plan approval for Tracts 2 and 3, unless a higher
9 level of review is required. The site plan for Tract 3 shall
10 demonstrate the design intent of 'Small-Scale Commercial' in the
11 West Anchorage District Plan. [OBTAIN MAJOR SITE PLAN
12 APPROVAL FOR TRACTS 2 AND 3 THAT DEMONSTRATES A
13 SITE PLAN AND DESIGN INTENT MEETING THE DESCRIPTION
14 OF SMALL-SCALE COMMERCIAL IN THE WEST ANCHORAGE
15 DISTRICT PLAN.]
16

17 B. Fueling stations are prohibited.
18

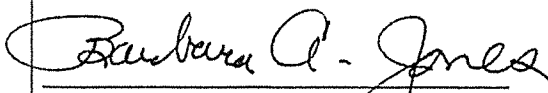
19 C. Parking lots in the B-1A district shall be located beside or behind
20 businesses.
21

22 Section 4. This ordinance shall become effective 10 days after the Director of the
23 Planning Department has received the written consent of at least 51 percent of the
24 owners of the property within the area described in Section 1 above to any special
25 limitations contained herein. The rezone approval contained herein shall
26 automatically expire, and be null and void, if the written consent is not received
27 within 120 days after the date on which this ordinance is passed and approved. In
28 the event no special limitations are contained herein, this ordinance is effective
29 immediately upon passage and approval. The Director of the Planning Department
30 shall change the zoning map accordingly.
31

32 PASSED AND APPROVED by the Anchorage Assembly this 17th day of December,
33 2019.
34

35 
36 _____
37 Chair

38 ATTEST:
39

40 
41 _____
42 Municipal Clerk
43

(Case 2019-0118)

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 764-2019

Meeting Date: November 19, 2019

1 FROM: MAYOR

2
3 SUBJECT: AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING
4 THE REZONING OF APPROXIMATELY TEN ACRES FROM R-1A
5 (SINGLE-FAMILY RESIDENTIAL DISTRICT, LARGE LOT) TO B-1A
6 SL (LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT) WITH
7 SPECIAL LIMITATIONS AND R-2M SL (MIXED RESIDENTIAL
8 DISTRICT) WITH SPECIAL LIMITATIONS FOR TRACTS 2 AND 3,
9 POLEN PARK SUBDIVISION PER PLAT 2019-41; GENERALLY
10 LOCATED NORTH OF WEST DIMOND BOULEVARD, EAST OF
11 SAND LAKE ROAD, SOUTH OF THE WEST 82ND AVENUE, AND
12 WEST OF JADE STREET, IN ANCHORAGE.
13

14
15 The zoning map will change Tract 2 to the R-2M (mixed residential) district. Tract 2
16 contains approximately eight acres surrounding Tract 3. The B-1A (local and
17 neighborhood business) district will be applied to Tract 3, which contains two acres
18 at the northeast corner of Sand Lake Road and West Dimond Boulevard.
19

20 On October 7, 2019, the Planning and Zoning Commission recommended approval
21 of the rezoning, subject to an effective clause requiring the existing fill site
22 conditional use to be updated and requiring an approved major site plan review to
23 ensure compatibility with the 2012 *West Anchorage District Plan*.
24

25 There is a separate ordinance being processed concurrently with this rezoning that
26 would amend the *Anchorage 2040 Land Use Plan Map* to make the east five acres
27 of this site "Compact Mixed Residential Low." The implementing district for this
28 designation is R-2M.
29

30 The *West Anchorage District Plan* identifies the west five acres of this site as
31 "Low/Medium Intensity Residential (>8-15)" and "Small Scale Commercial." The
32 *Anchorage 2040 Land Use Plan* identifies the site as "Compact Mixed Residential"
33 and refers to the *West Anchorage District Plan* for the "Small Scale Commercial"
34 designation. Both of these *Plans* call for the property to be rezoned to the B-1A and
35 R-2M districts. This rezoning is consistent with these *Plans* and meets the approval
36 criteria for rezonings, AMC 21.03.160E.
37

38 The R-2M district is intended for residential areas that allow for a variety of single-
39 family, two-family, and multifamily dwellings, with gross densities between five and
40 15 dwelling units per acre. The R-2M district provides residential neighborhoods
41 with a greater diversity of housing by allowing a mix of both detached and a variety

1 of attached dwelling types in close proximity to each other, rather than separated
2 into different zoning districts.

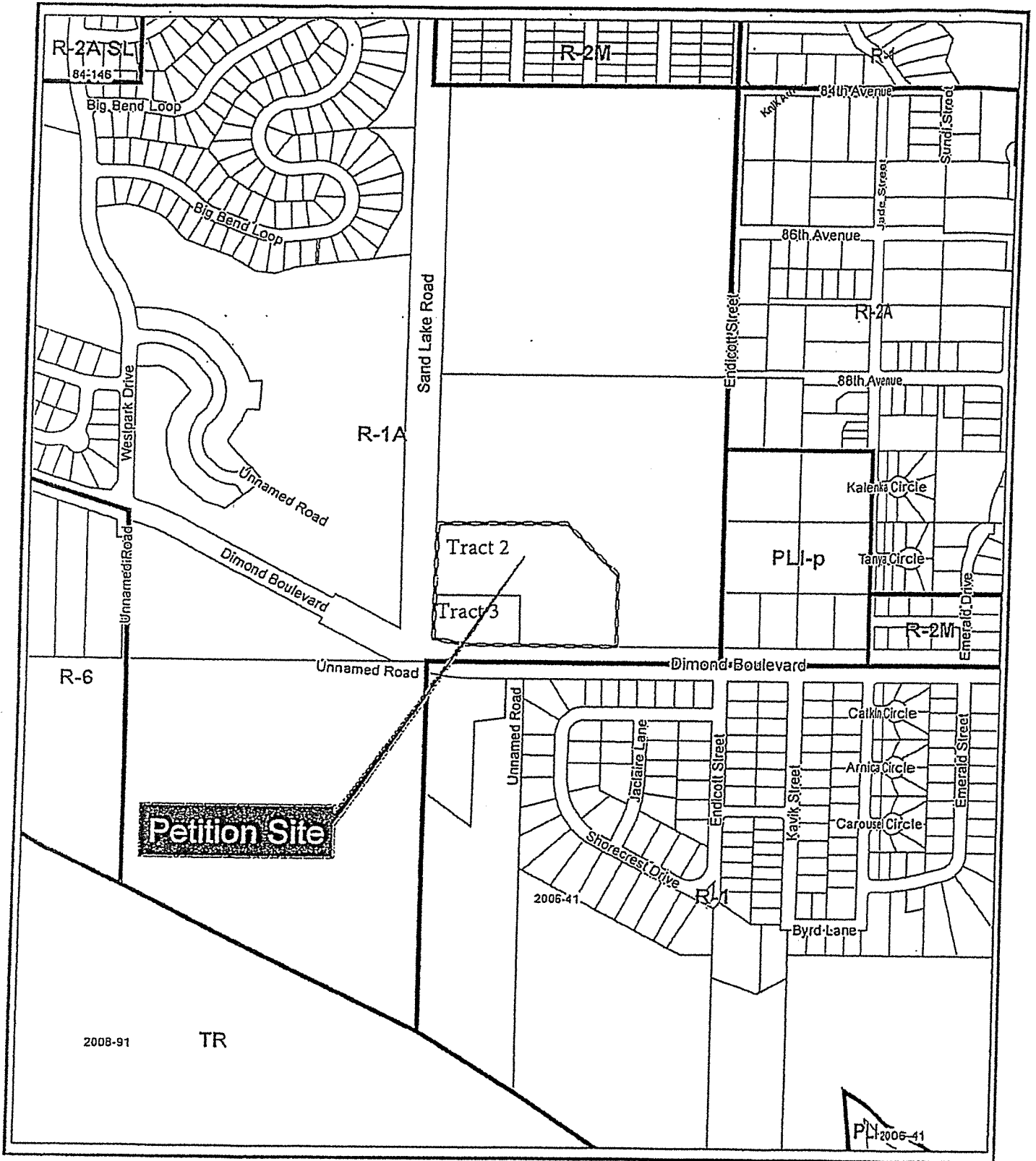
3
4 The B-1A district is intended for small, compact commercial sites or areas within or
5 surrounded by residential areas. The district is applied to encourage the provision
6 of small scale retail, office, and service uses compatible in scale and character with
7 adjacent residential uses, and providing services to the surrounding neighborhood.
8 The district also allowed mixed-use development.

9
10 This ordinance has no private sector economic effects and local government effects
11 are less than \$30,000. Pursuant to AMC 2.30.053B.1., a summary of economic
12 effects is not required.

13
14 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

- 15
16 Prepared by: Francis McLaughlin, Senior Planner
17 Approved by: Michelle J. McNulty, Director, Planning Department
18 Concur: Christopher M. Schutte, Director
19 Office of Economic and Community Development
20 Concur: Rebecca A. Windt Pearson, Municipal Attorney
21 Concur: William D. Falsey, Municipal Manager
22 Respectfully submitted: Ethan A. Berkowitz, Mayor
23
24 Attachment: Planning Department Analysis Packet

2019-0118 EXHIBIT A



Municipality of Anchorage
Planning Department

Date: August 14, 2019



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2019-021

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF TEN ACRES FROM R-1A (SINGLE-FAMILY RESIDENTIAL LARGE LOT) DISTRICT TO B-1A (LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT) AND R-2M (MIXED-RESIDENTIAL DISTRICT) FOR POLEN PARK SUBDIVISION, TRACTS 2 AND 3; GENERALLY LOCATED NORTH OF WEST DIMOND BOULEVARD, EAST OF SAND LAKE ROAD, SOUTH OF WEST 82ND AVENUE, AND WEST OF JADE STREET, IN ANCHORAGE.

(Case 2019-0118)

WHEREAS, a request has been received from the Anchorage Sand and Gravel Company, LLC to rezone ten acres from R-1A (single-family residential large lot district) to B-1A (local and neighborhood business district) and R-2M (mixed residential district) for Polen Park Subdivision, Tracts 2 and 3; generally located north of West Dimond Boulevard, east of Sand Lake Road, south of West 82nd Avenue, and west of Jade Street, in Anchorage; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on October 7, 2019.

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

A. The Commission makes the following findings of fact:

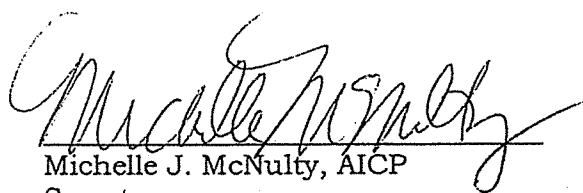
1. This rezone complies with the nine approval criteria for rezonings, AMC 21.03.160E. The rezone is consistent with the *Anchorage 2040 Land Use Plan Map* and the 2012 *West Anchorage District Plan*. The B-1A and R-2M districts implement both *Plans*.
2. Zoning is important because buying property is one of the biggest investments anyone will make. The approval criteria are met for this rezoning despite objections from members of the public. The public process for this rezone has been followed. This is a process that has continued since the *West Anchorage District Plan* was adopted in 2012 and later with the *Anchorage 2040 Land Use Plan*. These *Plans* are followed for the benefit of everyone in the neighborhood and for future property buyers because they need to know that they can develop according to what is in the *Plan*. *Anchorage 2040* classifies this site as "Compact Mixed Residential Low" and the implementing zoning district is the R-2M. The *West Anchorage District Plan* classifies the site as "Small Scale Commercial" and the implementing district is the B-1A. The *Plans* identified this site for growth, which no one wants in their backyard; however, growth has to go somewhere, and that is why it was identified in the *Anchorage 2040 Land Use Plan*.

3. Criterion 1 is met. Anchorage needs more residential units and this is one of the only sites slated to have that additional growth. The *West Anchorage District Plan* also identified this site for “Small Scale Commercial”, which is why the B-1A district is appropriate. This is not “spot-zoning” because this is the zoning called for in the *Plan*. The rezoning complies and conforms with the comprehensive plan as shown on pages 26 and 27 of *Anchorage 2040* and page 75 of the *West Anchorage District Plan*.
 4. This rezoning is compatible with the existing neighborhood. Traffic impacts will be evaluated at the time of development, which should alleviate concern from neighbors.
 5. Public testimony was heard that speaks to the compatibility and the necessity of the rezoning, but the *Plan* shows this site as commercial and residential and these maps matter. This did not just sneak in; it has been there since at least 2012 and the community councils have already spoken to this, which answers the compatibility and the necessity elements. The site plan review requirement will satisfy some of the community’s concerns about compatibility and is a good balance.
 6. With regard to the effect on overpopulation of local schools, this is not something within this Commission’s purview or relevant to the rezoning approval criteria. The Anchorage School District and the Municipality of Anchorage will find a way to resolve school crowding issues.
 7. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses, especially given the site plan review requirement. Residential development of 15 dwelling units per acre is incredibly challenging to do in our community. This is moderate residential density for Anchorage. The site is well served by roads, parks, and trails, which is better than a lot of places that are developed with higher-density housing. The need to distribute housing in more places around the whole city provides families with opportunities that everyone ought to be able to enjoy in our community.
- B. The Commission recommends approval of the rezone to B-1A and R-2M, subject to:
1. Effective Clause: The rezone shall be effective upon approval of an update to the conditional use permit for the fill site (PZC Resolution 2014-029).


2. Special Limitation: Obtain major site plan approval for Tracts 2 and 3 that demonstrate a site plan and design intent meeting the description of small-scale commercial in the *West Anchorage District Plan*.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 7th day of October, 2019.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 4th day of November, 2019.



Michelle J. McNulty, AICP
Secretary



Danielle Bailey
Chair

(Case 2019-0118)

fm

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-029

A RESOLUTION APPROVING A MODIFICATION TO A NATURAL RESOURCE EXTRACTION CONDITIONAL USE TO END A SEVEN YEAR ABEYANCE AND AMEND THE SITE PLAN, IN THE R-1A (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR LANCASTER SUBDIVISION, TRACT A, AND T12N, R4W, SECTION 10, SW ¼, SW ¼, PARCEL 21, S.M., AK; GENERALLY LOCATED ON THE NORTHEAST CORNER OF SAND LAKE ROAD AND DIMOND BOULEVARD.

(Case 2014-056; Parcel ID Nos. 001-162-42 and 011-201-30)

WHEREAS, a request was received from Anchorage Sand and Gravel, petitioner, and DOWL HKM, representative, for a modification to a natural resource extraction conditional use to end the seven year abeyance and amend the site plan, in the R-1A (single family residential) district for Lancaster Subdivision, Tract A, and T12N, R4W, Section 10, SW ¼, SW ¼, Parcel 21, S.M., AK; generally located on the northeast corner of Sand Lake Road and Dimond Boulevard; and

WHEREAS, a non-public hearing was held in front of the Planning and Zoning Commission on June 2, 2014.

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

- A. The Commission makes the following findings of fact:
1. The site is located at 8501 Sand Lake Road, and is a part of the 80-acre former gravel pit known as the Anchorage Sand and Gravel (AS&G) pit and Sand Lake Fill Site. It is a former natural resource extraction site which is undergoing reclamation for future open space.
 2. The request meets the general standards for conditional use approval (AMC 21.50.020) and the standards for natural resource extraction approval (AMC 21.50.070). This case was reviewed in accordance with AMC 21.13.030G., *Approval of site plans and conditional uses - Modification of final approval.*
- B. The Commission APPROVES the modification to a conditional use, subject to the following conditions:
1. Provide a grading and drainage plan to Private Development and a sediment and erosion control plan to Watershed Management Services.
 2. Prior to using the Phase II driveway, obtain a driveway permit from DOT&PF for the new driveway location.
 3. Resolve traffic impact issues with DOT&PF.

4. Add a label identifying the paved drive between the cattle guard containment and Sand Lake Road.
5. All documents submitted with this application are part of the conditions of approval.
6. This conditional use approval allows a natural resource extraction for the AS&G site on Lancaster Subdivision, Tract A and T12N, R4W, Section 10, SW ¼, SW ¼, Parcel 21, AK, zoned R-1A (single-family residential district), to deposit 2.5 million CY of mixed fill. The site will then be graded and leveled for use of outdoor recreation area, subject to the applicable provisions of Title 21, AMC.
7. This resolution incorporates prior conditions of approval for the northern portion of the petition area (under separate conditional use) which are still in effect and continue to govern the restoration operations of the natural resource extraction site in its entirety and supersedes the following resolutions: 28-75F dated 9/19/83; 28-75G dated 2/21/85; 28-75H dated 5/11/87; 28-075I dated 10/24/88; 75-028J dated 9/24/90; 21-78 dated 3/16/78; 21-78A dated 6/26/78; 25-78 dated 3/23/78; 25-78A dated 7/24/78; 78-025H dated 5/11/87; 16-83 dated 3/15/83; 95-019 dated 3/6/95; and 95-019A dated 11/6/95. Resolution 2000-034, dated 5/8/00, contained no additional conditions of approval. These incorporated conditions are as worded in resolution 95-019A (a resolution consolidating all prior approvals). These incorporated conditions are as worded in resolutions 2005-073 and 2005-074. These conditions are still in effect, except as modified by this approval):
 - a. This approval combines amortization permits P78-18 (Tract A, Lancaster Subdivision formerly known as the Anchorage Sand and Gravel pit), P78-42 (SW 1/4, SW 1/4, Section 10, T12N, R4W, S.M., Alaska formerly known as the Richard Evenson property) and CU 83-022-3 (the 80 acre tract including Tract A, Lancaster Subdivision and SW 1/4, SW 1/4, Section T12N, R4W, S.M., Alaska). This approval is based on AMC 21.55.090, Resolution 16-83 and the Sand Lake Redevelopment Plan as adopted March 15, 1983. (Amended from Resolution 28-75F.)
 - b. At the end of the fill operation, a close out inspection of the property with representatives of Private Development and Planning shall be conducted to evaluate the final restoration and compliance with the reclamation plan.

- c. Operational hours shall be limited to 7:00 a.m. to 6:00 p.m. on Monday through Saturday. No operations will be permitted on Sundays or legal holidays. (Adopted from Resolution 28-75F.)
- d. Dust mitigation plans on public roadways and on the roadways within the site shall be submitted and approved by the Department of Health and Environmental Protection and the Municipal Planning Department as well as the methods to control spillage and clean up of the public roads shall be submitted to ensure that the tracking of peat on the Sand Lake Road shall be contained. (Adopted from Resolution 28-75F.)
- e. Stop signs shall be erected at all access points of the site, as approved in final site plans. These signs shall be maintained for the life of the restoration operations. (Amended from Resolution 25-78A.)
- f. There shall be no access to Dimond Boulevard from the petition site. (amended from Resolution 25-78A.)
- g. Effective access barriers shall be erected across any approved access to the site, as specified in final site plan approval, during any and all periods of pit closures. These barriers shall be maintained to prevent casual access into the pits. (adopted from Resolutions 21-78A and 25-78A.)
- h. All on-site equipment shall be muffled and use white noise alarms or motion detectors for backing up.
- i. Portable restrooms shall be maintained on-site during any periods of pit operations for employee use. Such restrooms shall be maintained in a sanitary condition at all times. (adopted from Resolutions 21-78A and 25-78A.)
- j. Annually an inspection report prepared by an Alaskan registered and professional engineer will identify the location and extent of the backfill as it relates to the fill being placed, and as it relates to the approved fill document. This report is to be submitted by December 31 of each year to the Planning Division for compliance to these conditions of approval. (adopted from Resolution 28-75F.)
- k. The petitioner shall provide log books with dates, time and material dumped, to be available upon request of the Community Development Department. (adopted from Resolution 78-025H.)

1. Upon determination by Zoning Enforcement that a major violation of the conditions of approval is ongoing, by the filling of this property with other than structure soils and concrete (as permitted under Resolutions 78-025H and 28-075I), the use shall be suspended until the major violation has been corrected. (adopted from Resolutions 28-75F, 78-025H and 28-075I.)
- m. A staging map shall be submitted within 30 days of approval of the northern 35 acres to depict the staging of the fill for approval by the Community Development Department. As each stage, not to exceed 100 foot in width, is completed, it shall be stabilized and seeded with materials as approved by the Planning Staff within one six week growing season or on or before June 1 of the following year, whichever is earlier, to reduce air pollution and erosion. (Resolution 28-75F.)
- n. Clearly identified permanent control survey monuments shall be provided to Zoning Enforcement. The control survey monuments shall identify the maximum area of fill as depicted on Exhibit D1 and also establish the elevation so Zoning Enforcement will have the ability to substantiate the control filling. (adopted from Resolution 28-75F.)
- o. A performance bond in the amount of \$100,000 shall be provided to the Community Development Department within 30 days of approval to guarantee the implementation of the proposed restoration and preparation for redevelopment. The bond may be in any form found acceptable to staff including deeds of trusts and irrevocable letters of credit. (adopted from Resolution 28-75F.)
- p. The operation of the reclamation site shall include the following: (adopted from Resolution 95-019):
 - 1) On-site personnel shall be formally trained on all aspects of the operation of the reclamation site.
 - 2) The telephone number of Anchorage Sand & Gravel shall be placed on the side of the on-site operations building. The sign shall be of sufficient size to be visible from the adjacent roadway and the view of the sign shall be unobstructed by equipment, machinery, vegetation and the like.
 - 3) On-site personnel shall have total authority to direct road clean-up and maintenance operations as needed. On-site

personnel shall have the authority to call a sweeper, water truck and motor grader, as necessary, to respond to specific site conditions or complaints.

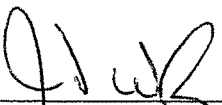
- 4) Circulation roads within the pit shall be maintained to minimize materials carried onto Sand Lake Road and Dimond Boulevard.
- 5) Anchorage Sand and Gravel shall identify contact people to respond to public inquiries. Currently, Wes VanderMartin, General Manager, AS&G, and Ryan Morman, Pit Operations Manager, AS&G can be reached at 349-3333. The home telephone numbers of the contact people shall be provided to the Chairman of the Sand Lake Community Council. The Community Council chairman and Land Use Enforcement shall be notified of any change in the AS&G contact personnel or business telephone number(s). The Community Council chairman shall be notified of any change in the home telephone numbers of AS&G contact personnel.
- q. The terms and conditions of this amortization permit shall be binding on the petitioner, his heirs, assigns, transferees, and other successors in interest and if violated shall subject the persons responsible for such violation to all penalties and remedies as provided by law. This resolution shall be recorded. (adopted from Resolutions 21-78A and 25-78A).
8. This conditional use approval is valid until May 5, 2024.
9. Future time extension requests shall require a nonpublic hearing review.
10. The list of acceptable fill materials is as follows: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, or construction site clean-up.
11. The operation plan must address and include methods to prevent spontaneous combustion of materials on-site.
12. No gravel shall be removed from the site.
13. Submit a plan to Watershed Management Services and Planning for review and approval that addresses, but is not limited to, monitoring

protocol and monitoring well(s) to screen for contaminants and a method for third party review and reporting of results.

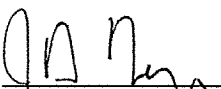
14. This approval includes a modification to the site plan, in accordance with the following plans:
 - a. Anchorage Sand and Gravel, Natural Resource Extraction Site, Grading/Drainage Plan; Figure 4; scale 1" = 200'; dated 2009-11-11; Drawn by DOWL HKM.
 - b. Sand Lake Fill Site CUP Amendment Operations Plan, Figure 3, drawn by DOWL HKM, dated 2014-3-10, scale 1" = 200'.
 - c. Anchorage Sand and Gravel, Natural Resource Extraction Site, Reclamation Plan; Figure 5; no scale; dated 2009-11-10; drawn by DOWL HKM.
15. A notice of zoning action shall be filed with the State Recorder's Office, along with a copy of the approved resolution and site plan. Proof of such shall be provided to the Planning Department.
16. The petitioner shall contract with a third party to evaluate methods and processes and how AS&G manages its site, the way AS&G processes and accepts materials, and the types of materials that are accepted. The petitioner shall, within 60 days, resolve with the Planning Department a process for reporting and memorializing the results of these third party reviews.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 2nd day of June, 2014.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 14th day of July, 2014. 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.



Jerry T. Weaver, Jr.
Secretary

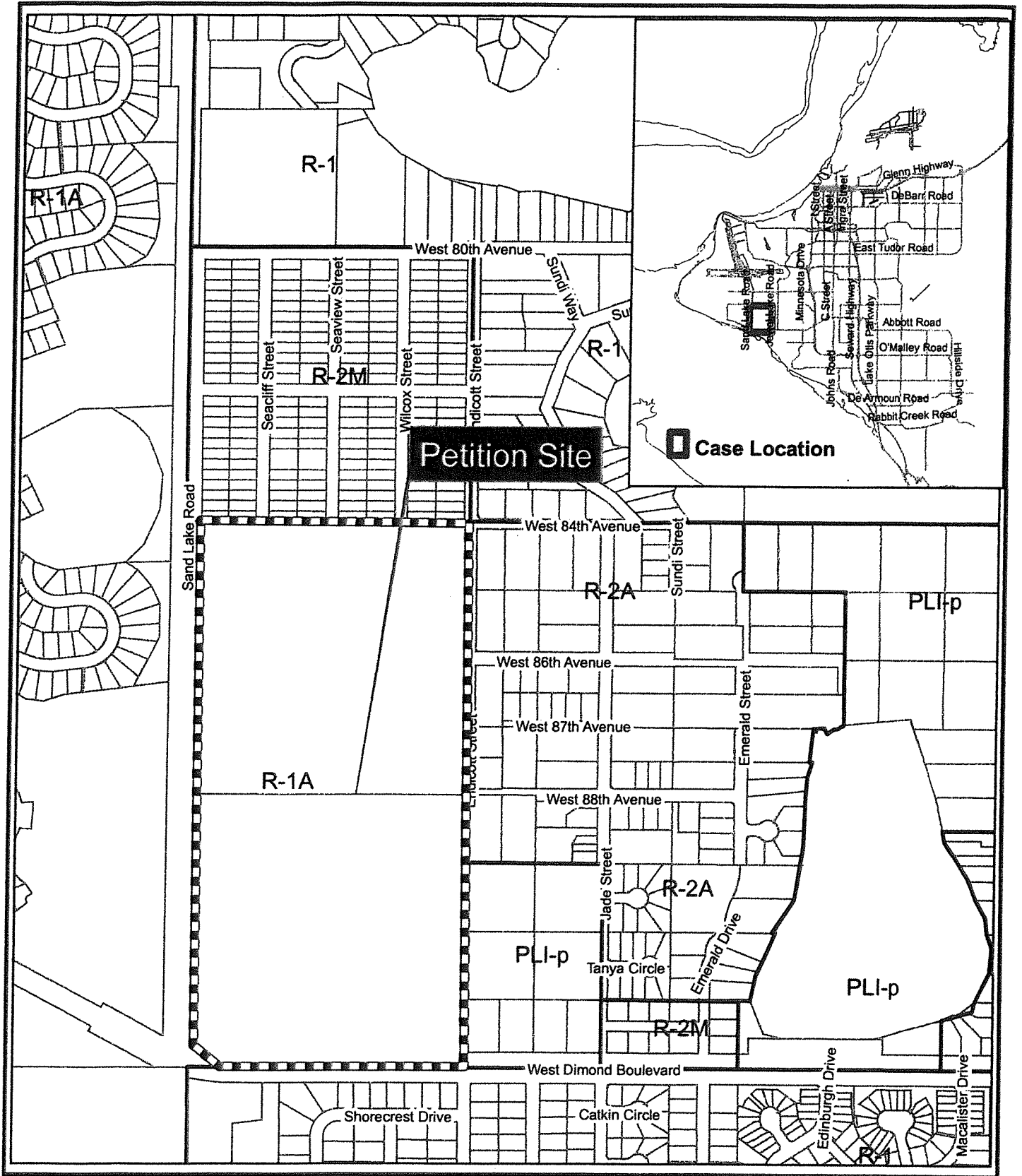


J.A. Fergusson
Chair

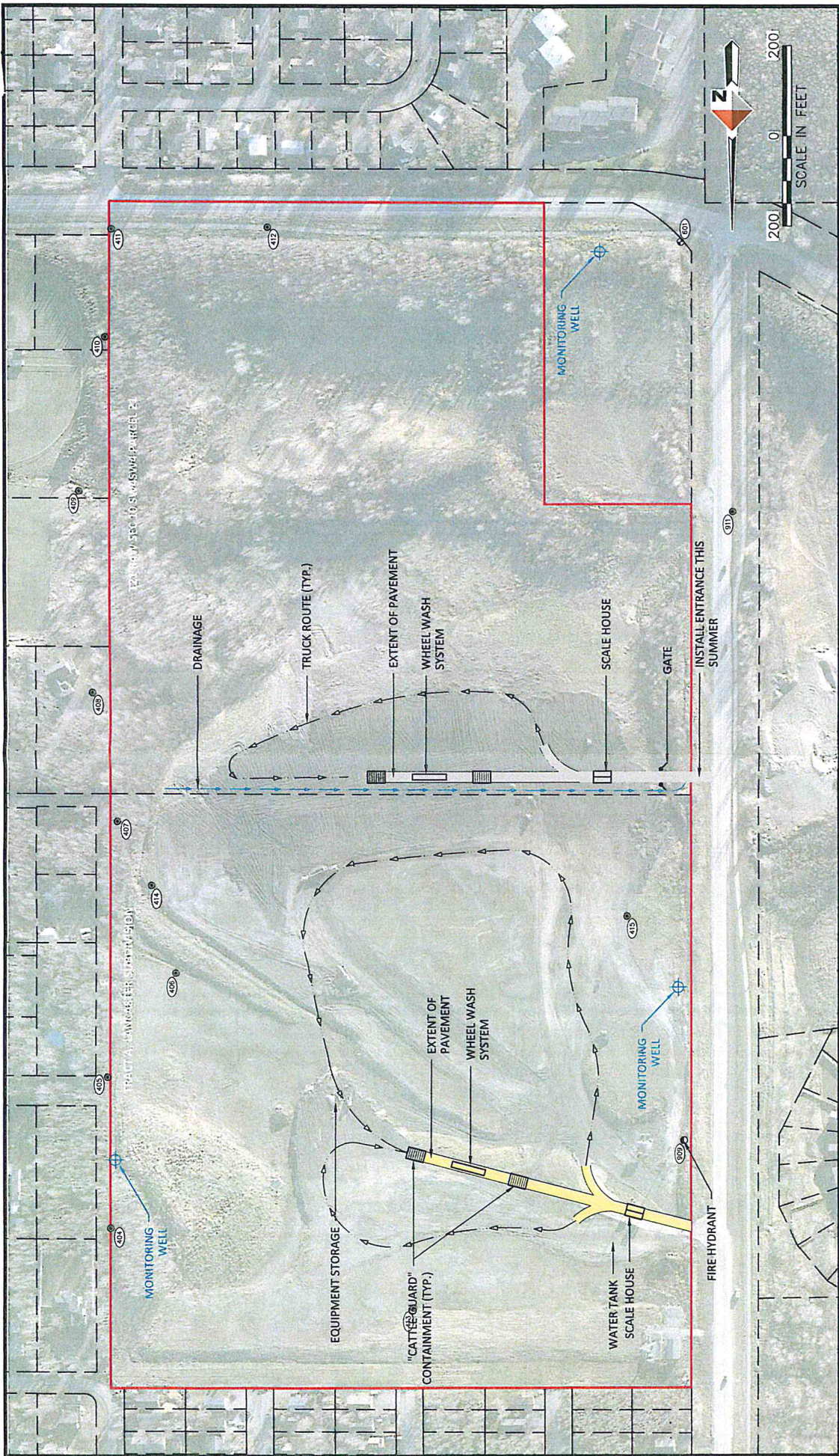
(Case 2014-056; Parcel ID Nos. 001-162-42 and 011-201-30)

fm

2014-056



COA # 14 07 n.



03220518070301CUP Minor Amendment\Concept Site Plan\CUP Figure 3.dwg 2015-5-1 SCALE: 1"=200'

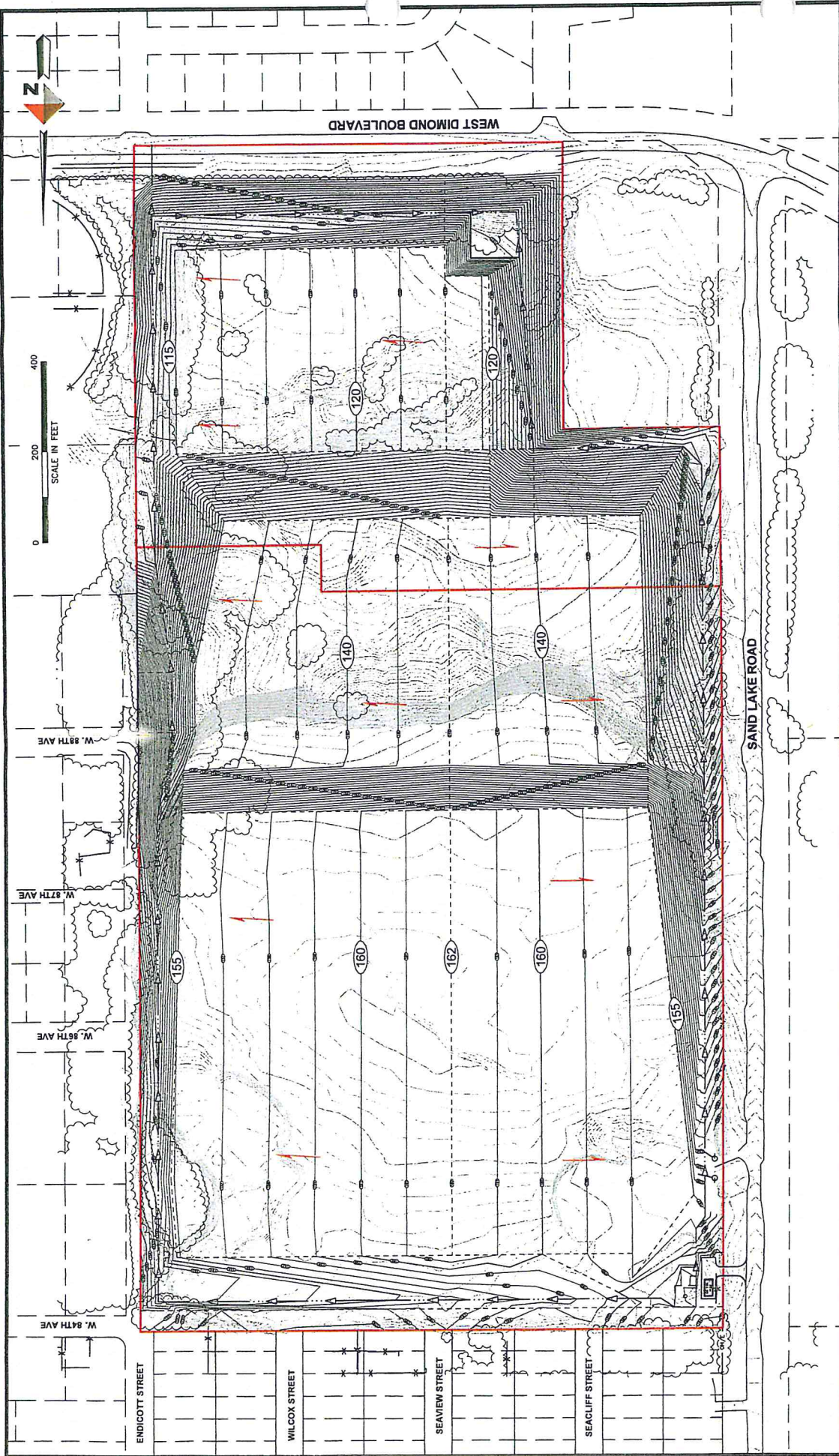
KEY

- PHASE I
- PHASE II



SAND LAKE FILL SITE
CUP AMENDMENT
OPERATIONS PLAN

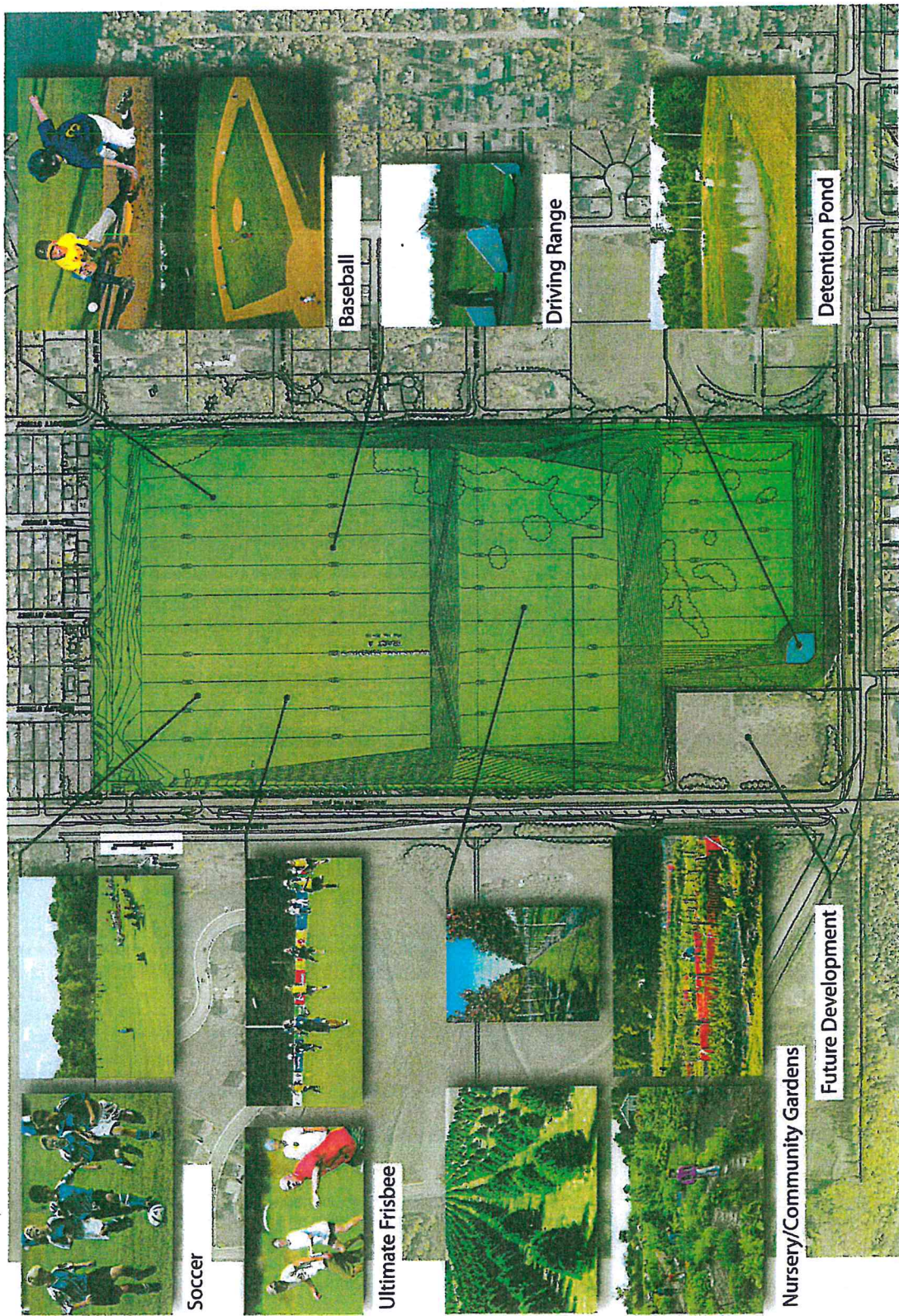
FIGURE 3



SCALE: 1"=200'
 MOA GRID: SW2264
 P:\Project\050813\05083 03 LUCY PIT\PLANNING\SAND LAKE PIT\DRM_ASG.dwg 2009-11-11

FIGURE 4
 GRADING / DRAINAGE PLAN
 ANCHORAGE SAND AND GRAVEL
 SAND LAKE PIT
 ANCHORAGE, ALASKA





P:\Project\ID56083\56083_03_LUCY PIT\ANNING\SAND LAKE PIT\DIRM_45G.dwg 2009-11-10

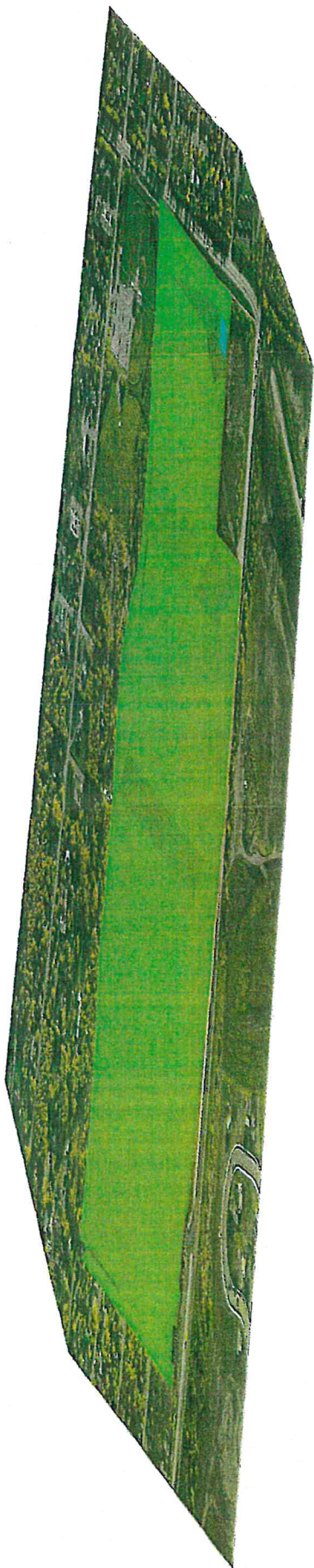
MOA GRID: SW224

SCALE: NO SCALE

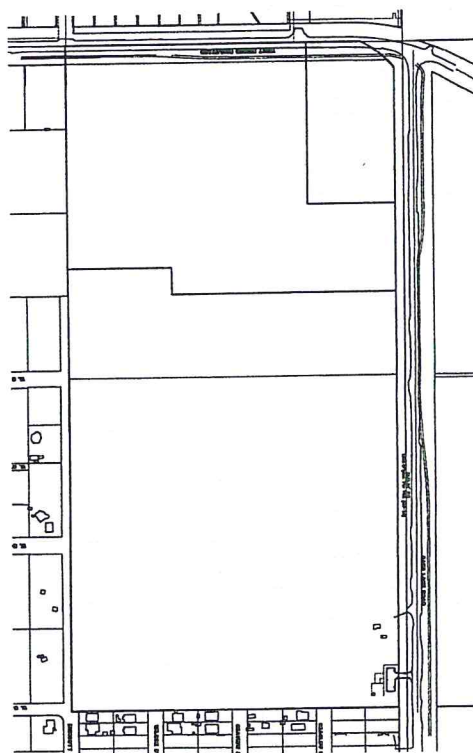


RECLAMATION PLAN
ANCHORAGE SAND AND GRAVEL
SAND LAKE PIT
ANCHORAGE, ALASKA

FIGURE 5



3D TERRAIN MODEL



KEY MAP

P:\Project\06063\0603\03 LUCY PIT\PLANNING\SAND LAKE PIT\03M-ASG.dwg 2008-11-10

MOA GRID: SW224

SCALE: NO SCALE



RECLAMATION 3D VIEW
ANCHORAGE SAND AND GRAVEL
SAND LAKE PIT
ANCHORAGE, ALASKA

FIGURE 6

Sand Lake Clean Disposal Site (Estimated - Filling Phases)

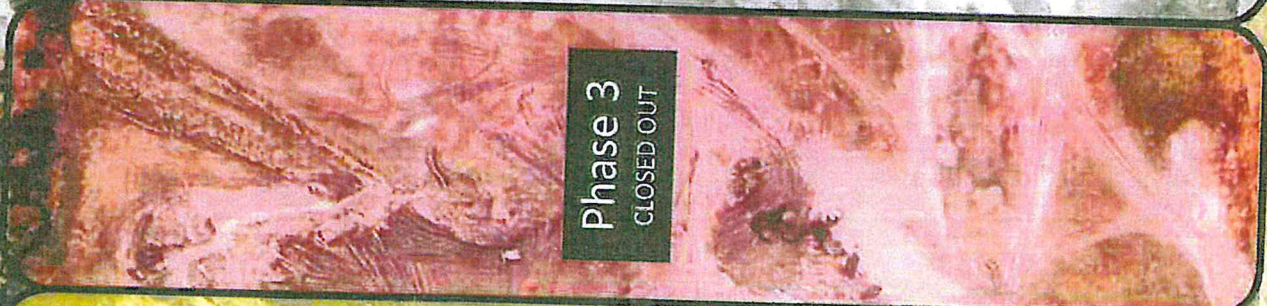
* As each stage, not to exceed 100 feet in width, is completed, it shall be stabilized and seeded to reduce air pollution and erosion.



Phase 1
CLOSED OUT



Phase 2
CLOSED OUT



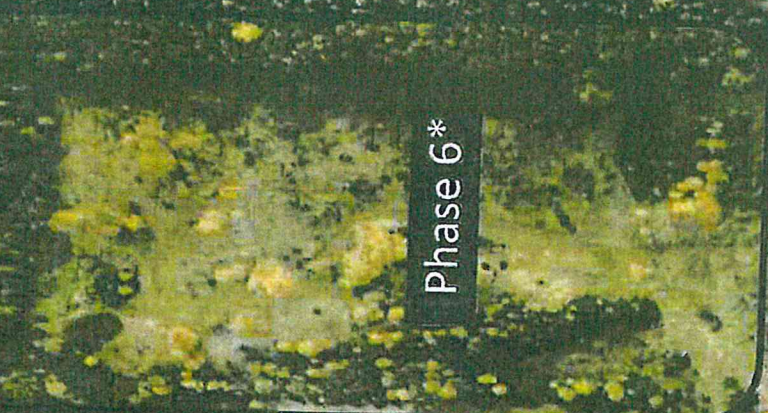
Phase 3
CLOSED OUT



Phase 4*



Phase 5*



Phase 6*

Area
Outside
CUP



**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2010-005**

A RESOLUTION APPROVING A MAJOR AMENDMENT TO A NATURAL RESOURCE EXTRACTION CONDITIONAL USE PERMIT TO ALLOW A SEVEN YEAR ABEYANCE, A TEN YEAR TIME EXTENSION, EXPAND THE FILL SITE BY 21.8 ACRES, AND AMEND THE RESTORATION PLAN TO REFLECT THE EXPANSION, IN THE R-1A (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR LANCASTER SUBDIVISION, TRACT A, AND T12N, R4W, SECTION 10, SW ¼, SW ¼, PARCEL 21, S.M., AK; GENERALLY LOCATED ON THE NORTHEAST CORNER OF SAND LAKE ROAD AND DIMOND BOULEVARD.

(Case 2010-007; Tax I.D. No. 001-162-42; 011-201-30)

WHEREAS, a request has been received from Anchorage Sand and Gravel, petitioner, and DOWL HKM, representative, for a natural resource extraction conditional use permit to allow a seven year abeyance, a ten year time extension, expand the fill site by 21.8 acres, and amend the restoration plan to reflect the expansion, in the R-1A (Single Family Residential) District for Lancaster Subdivision, Tract A and T12N, R4W, Section 10, SW ¼, SW ¼, Parcel 21, S.M., AK; generally located on the northeast corner of Sand Lake Road and Dimond Boulevard, and

WHEREAS, notices were published, posted and 214 public hearing notices were mailed and a public hearing was held on January 11, 2010.

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

- A. The Commission makes the following findings of fact:
1. The site is located at 8501 Sand Lake Road, and is a part of the 80-acre former gravel pit known as the Anchorage Sand and Gravel (AS&G) pit and Sand Lake Fill Site. It is a former natural resource extraction site which is undergoing reclamation for future open space.
 2. The restoration of the site will provide future use as passive or active open-space.
 3. The site has been a blight for many decades; however, there is a public benefit to putting the site into abeyance so that the Lucy Pit can be changed from a publicly owned nuisance into a community asset.
 4. The Commission has added several conditions of approval to ensure that community concerns at the Sand Lake Fill Site are addressed. In particular, dust and soil erosion have been problems because the site has not been revegetated. The Commission's requirement for the site to be revegetated by June 1, 2010, and for a grading and drainage plan and a dust control plan address those concerns.
 5. The Commission finds that it is appropriate to put this fill operation into abeyance and give priority to filling the Lucy Pit which is a public nuisance. It is time to get the Lucy Pit filled as commitments have been made to the community for many years.

6. The request meets the general standards for conditional use approval, AMC 21.50.020, and the standards for natural resource extraction approval, AMC 21.50.070.
 7. The Commission approved the request unanimously.
- B. The Commission APPROVES the above mentioned conditional use, subject to the following conditions:
1. Provide an acceptable dust control plan to DHHS.
 2. Provide a grading and drainage plan to PM&E as part of the review of the sediment and erosion control plan.
 3. All documents submitted with this application are part of the conditions of approval.
 4. This conditional use approval to allow a natural resource extraction for the AS&G site on Lancaster Subdivision, Tract A and T12N, R4W, Section 10, SW ¼, SW ¼, Parcel 21, AK zoned R-1A (Single Family Residential) District to allow deposit of approximately 2.5 million CY of mixed fill. The site will then be graded and leveled for use of outdoor recreation area, subject to the applicable provisions of Title 21, AMC.
 5. This resolution incorporates prior conditions of approval for the northern portion of the petition area (under separate conditional use) which are still in effect and continue to govern the restoration operations of the natural resource extraction site in its entirety and supersedes the following resolutions: 21-78 dated 3/16/78; 21-78A dated 6/26/78; 25-78 dated 3/23/78; 25-78A dated 7/24/78; 28-75F dated 9/19/83; 78-025H dated 5/11/87; 28-075I dated 10/24/88, 95-019 dated 3/6/95 and 95-019A, dated 11/6/95. Resolution 2000-068, dated May 8, 2000, contained no additional conditions of approval. These incorporated conditions are as worded in resolution 95-019A (a resolution consolidating all prior approvals). These incorporated conditions are as worded in resolutions 2005-073 and 2005-074. These conditions are still in effect, except as modified by this approval):
 - a. This resolution incorporates prior conditions of approval which are still in effect and continue to govern the restoration operations of the natural resource extraction site and supersedes the following resolutions: 21-78 dated 3/16/78; 21-78A dated 6/26/78; 25-78 dated 3/23/78; 25-78A dated 7/24/78; 28-75F dated 9/19/83; 78-025H dated 5/11/87; 28-075I dated 10/24/88 and 95-019 dated 3/6/95.

- b. This approval combines amortization permits P78-18 (Tract A, Lancaster Subdivision formerly known as the Anchorage Sand and Gravel pit), P78-42 (SW 1/4, SW 1/4, Section 10, T12N, R4W, S.M., Alaska formerly known as the Richard Evenson property) and CU 83-022-3 (the 80 acre tract including Tract A, Lancaster Subdivision and SW 1/4, SW 1/4, Section T12N, R4W, S.M., Alaska). This approval is based on AMC 21.55.090, Resolution 16-83 and the Sand Lake Redevelopment Plan as adopted March 15, 1983. (Amended from Resolution 28-75F.)
- c. All narrative documents submitted with previous conditional use applications for the restoration of the natural resource extraction site, as well as the current application, become a part of this approval and are adopted as an addendum to this Resolution. (Amended from Resolution 28-75F.)
- d. The Planning and Zoning Commission reserves the right to supplement and/or amend any of the foregoing general requirements after notice to the owner and a public hearing, unless waived by the owner and the Commission. (Adopted from Resolution 28-75F.)
- e. Operational hours shall be limited to 7:00 a.m. to 6:00 p.m. on Monday through Saturday. No operations will be permitted on Sundays or legal holidays. (Adopted from Resolution 28-75F.)
- f. Dust mitigation plans on public roadways and on the roadways within the site shall be submitted and approved by the Department of Health and Environmental Protection and the Municipal Planning Department as well as the methods to control spillage and clean up of the public roads shall be submitted to ensure that the tracking of soil or any debris on the Sand Lake Road shall be contained. (Adopted from Resolution 28-75F.)
- g. Stop signs shall be erected at all access points of the site, as approved in final site plans. These signs shall be maintained for the life of the restoration operations. (Amended from Resolution 25-78A.)
- h. There shall be no access to Dimond Boulevard from the petition site. (amended from Resolution 25-78A.)
- i. Effective access barriers shall be erected across any approved access to the site, as specified in final site plan approval, during any and all periods of pit closures. These barriers shall be maintained to prevent casual access into the pits. (adopted from Resolutions 21-78A and 25-78A.)

- j. All trucks and equipment used in these operations shall be muffled so as not to exceed 88dB (A) at 15 meters or 50 feet. (adopted from Resolutions 21-78A and 25-78A.)
- k. Portable restrooms shall be maintained on-site during any periods of pit operations for employee use. Such restrooms shall be maintained in a sanitary condition at all times. (adopted from Resolutions 21-78A and 25-78A.)
- l. Annually an inspection report prepared by an Alaskan registered and professional engineer will identify the location and extent of the backfill as it relates to the fill being placed, and as it relates to the approved fill document which is Exhibit D1. This report is to be submitted by December 31 of each year to the Zoning Enforcement Officer and reviewed by the Municipal Engineer for compliance to these conditions of approval. (adopted from Resolution 28-75F.)
- m. The petitioner shall provide log books with dates, time and material dumped, to be available upon request of Public Works, Building Safety and Zoning Enforcement. (adopted from Resolution 78-025H.)
- n. Upon determination by Zoning Enforcement that a major violation of the conditions of approval is ongoing, by the filling of this property with other than structure soils and concrete (as permitted under Resolutions 78-025H and 28-075I), the use shall be suspended until the major violation has been corrected. (adopted from Resolutions 28-75F, 78-025H and 28-075I.)
- o. A staging map shall be submitted within 30 days of approval of the northern 35 acres to depict the staging of the fill for approval by the Community Planning Director (**note this is now the Planning Department). As each stage, not to exceed 100 foot in width, is completed, it shall be stabilized and seeded with materials as approved by the Planning Staff within one six week growing season or on or before June 1 of the following year, whichever is earlier, to reduce air pollution and erosion. (Resolution 28-75F.) Trucks exiting the site shall travel from north to south through the existing pit before exiting onto Sand Lake Road. (Resolution 28-75G.)
- p. Clearly identified permanent control survey monuments shall be provided to Zoning Enforcement. The control survey monuments shall identify the maximum area of fill as depicted on Exhibit D1 and also establish the elevation so Zoning Enforcement will have the ability to substantiate the control filling. (adopted from Resolution 28-75F.)

- q. Performance bond in the amount of \$100,000 shall be provided to the Public Works/Zoning Enforcement Department within 30 days of approval to guarantee the implementation of the proposed restoration and preparation for redevelopment. The bond may be in any form found acceptable to the Municipal Community Planning (**note this is now the Planning Department) staff including deeds of trusts and irrevocable letters of credit. (adopted from Resolution 28-75F.)

- r. The operation of the reclamation site shall include the following: (adopted from Resolution 95-019):
 - 1) On-site personnel shall be formally trained on all aspects of the operation of the reclamation site.

 - 2) The telephone number of Anchorage Sand & Gravel shall be placed on the side of the on-site operations building. The sign shall be of sufficient size to be visible from the adjacent roadway and the view of the sign shall be unobstructed by equipment, machinery, vegetation and the like.

 - 3) On-site personnel shall have total authority to direct road clean-up and maintenance operations as needed. On-site personnel shall have the authority to call a sweeper, water truck and motor grader, as necessary, to respond to specific site conditions or complaints.

 - 4) Circulation roads within the pit shall be maintained to minimize materials carried onto Sand Lake Road and Dimond Boulevard.

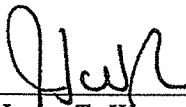
 - 5) Anchorage Sand and Gravel shall identify contact people to respond to public inquiries. Currently, Wes VanderMartin, General Manager, AS&G, and Bob Hales, Pit Operations Manager, AS&G can be reached at 349-3333. The 24 hour telephone number of the contact people shall be provided to the Chairman of the Sand Lake Community Council. The Community Council chairman and Land Use Enforcement shall be notified of any change in the AS&G contact personnel or business telephone number(s). The Community Council chairman shall be notified of any change in the 24 hour telephone number of AS&G contact personnel.

- s. The terms and conditions of this amortization permit shall be binding on the petitioner, his heirs, assigns, transferees, and other successors in interest and if violated shall subject the persons responsible for such violation to all penalties and remedies as provided by law. This resolution shall be recorded. (adopted from Resolutions 21-78A and 25-78A)
6. This time extension approval is valid until January 4, 2027.
7. The abeyance is for 7 years from the date of this approval. Upon termination of the abeyance, the 10 year time extension shall immediately begin.
8. Future time extension requests shall require a nonpublic hearing review.
9. The list of acceptable fill materials is as follows: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, or construction site clean-up.
10. While the fill project is in abeyance, stabilize the site with noninvasive ground cover and any necessary barriers to control dust, deter invasive plant species and prevent soil erosion and vehicular trespass. Provide an erosion and sediment control plan to PM&E and Watershed Management Services with permanent revegetation shown for any areas that are at final grade. Items that are at temporary grade to be reseeded by the same time limit. Revegetation of areas at final grade will be accomplished by June 1, 2010.
11. The operation plan must address and include methods to prevent spontaneous combustion of materials on-site.
12. No gravel shall be removed from the site.
13. Submit a plan to ADEC, Project Management and Engineering and the Planning Department for review and approval that addresses, but is not limited to, monitoring protocol and monitoring well(s) to screen for contaminants and a method for third party review and reporting of results.
14. This approval includes a modification to the final grading plan, in accordance with the following plans:
 - a. Anchorage Sand and Gravel Natural Resource Extraction Site, Grading/Drainage Plan; Figure 6; scale 1" = 200'; dated 2009-11-11; Drawn By DOWL HKM.


- b. Anchorage Sand and Gravel Natural Resource Extraction Site, Proposed New CUP Area; Figure 3; scale 1" = 200'; dated 2009-11-10; Drawn By DOWL HKM.
 - c. Anchorage Sand and Gravel Natural Resource Extraction Site, Reclamation Plan; Figure 7; no scale; dated 2009-11-10; Drawn By DOWL HKM.
- 15. A Notice of Zoning Action shall be filed with the State District Recorder's Office, along with a copy of the approved resolution and site plan. Proof of such shall be provided to the Planning Department.
 - 16. The petitioner shall contract with a third party to evaluate methods and processes and how AS&G manages its site, the way AS&G processes and accepts materials, and the types of materials that are accepted. The petitioner shall, within 60 days, resolve with the Planning Department a process for reporting and memorializing the results of these third party reviews.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 11th day of January, 2010.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 1st day of March, 2010. 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.



Jerry T. Weaver, Jr.
Secretary



for Toni Jones
Chair

(Case 2010-007; Tax I.D. No. 001-162-42; 011-201-30)

fdm

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-074**

A RESOLUTION APPROVING A CONDITIONAL USE TO ALLOW A NATURAL RESOURCE EXTRACTION TO ALLOW DEPOSIT OF 1,369,626 MILLION CUBIC YARDS OF MIXED FILL, IN THE R-1A (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR LATIMER HALL SUBDIVISION, TRACT A, AND T12N, R4W, SECTION 10, SW ¼, SW ¼, PARCEL 21, S.M., AK; GENERALLY LOCATED ON THE NORTHEAST CORNER OF SAND LAKE ROAD AND DIMOND BOULEVARD.

(Case 2005-134; Tax I.D. No. 001-162-42; 011-201-30)

WHEREAS, a request has been received from Anchorage Sand and Gravel, petitioner, and DOWL Engineers, representative, for a natural resource extraction to allow deposit of 1,369,626 million cubic yards of mixed fill, in the R-1A (Single Family Residential) District for Latimer Hall Subdivision, Tract A and T12N, R4W, Section 10, SW ¼, SW ¼, Parcel 21, S.M., AK; generally located on the northeast corner of Sand Lake Road and Dimond Boulevard, and

WHEREAS, notices were published, posted and 202 public hearing notices were mailed and a public hearing was held on December 5, 2005.

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

- A. The Commission makes the following findings of fact:
1. The site is located at 8501 Sand Lake Road, and is a part of the 80-acre former gravel pit known as the Anchorage Sand and Gravel (AS&G) pit. The 80 acre is located at the northeast corner of the Sand Lake-Dimond Boulevard intersection. The legal description is W 1/2, SW 1/4, Section 10, T12N, R4W, S.M., Alaska and Tract A, Lancaster Subdivision. It is a natural resource extraction site which is undergoing reclamation for future residential development and open space. The northern 35 acres of the site has been under an approved conditional use for a fill operation for the past 23 years. The petitioner has applied for a 10 year time extension for those northern 35 acres, on Tract A of the petition site under case 2005-128. These two requests were heard together at the public hearing, but separate findings and decisions were made for each request.
 2. This request for a conditional use before the Commission is for a natural resource extraction to undergo reclamation for the 18.2 acres located just south of the northern 35 acres. The petition site for this new conditional use is the northern portion of the tract located on the south side of the existing fill operation. The existing fill operation is on Lancaster Subdivision, Tract A. If this request is approved, the two fill operations will be operated jointly. Thus, the Department recommended to the Commission that it should tie both sites to the original approvals for that of the northern site on Tract A.
 3. The petitioner is requesting a conditional use to allow resource fill of 978,259 million cubic yards (CY), but due to the type of material the amount of fill will

be 1,369,626 million CY. The petitioner is requesting approval for the 18.2 acres directly south and abutting the approved 35 acre site referenced above in the site history. The entire area of the two tracts is 80 acres. However, the southernmost 26.8 acres, which directly abuts Dimond Boulevard, has been selected as a site for a future middle school. If acquisition is not completed in the future by the Anchorage School District; this last, third part of the original 80 acre pit will be brought forward for restoration in the future. The fill operation is planned to be completed in 10 years. However, the history of the existing fill operations shows that some years more fill has been brought in than in other years. If it continues as it has in the past couple of years, the fill operations should be completed in 10 years. If the amounts of fill being brought in decrease in some years, then the petitioner may require a time extension. As has occurred in the past, the time extension period recommended by the Department is to continue with 5 year extensions, to be approved by the Commission on the consent agenda.

4. The intent of the site is to provide for a final grading plan that allows the parcel reasonable future use as passive or active open-space. The final grading and planting plan complies with the 1978 Final restoration plan, which was to be seeding, fertilizing and soil binding.
5. The petitioner has proposed to re-fill the site with soils, peat, concrete and organic overburden, including stumps and trees and grass clippings. The fill will be compacted as required to fill voids and create a subgrade surface that will be reasonably firm under foot. This site is not intended for structural use.
6. As of December 2004, approximately 3,191,151 cubic yards have been deposited in the existing pit, which this new requested fill site will operate jointly. Currently, the total volume remaining on the existing site is 441,741 cubic yards, but it will require 618,427 cubic yards due to compaction over time so that the site can be leveled. This new request is for 978,259 million CY, but will require 1,369,626 million CY, also due to the type of material. Totally it will be approximately 2.0 million CY for the joint operation.
7. The petitioner must comply with all applicable MOA standards applicable to fill operations. In addition, the Commission may further restrict activities on the site through conditions addressing hours of operation, truck routes, dust control, storm water drainage, etc. A dust control plan is required. Due to the number of complaints over the years and problems noted by public agencies on the existing adjacent fill site operated by the petitioners, additional restrictions and mitigation work will be required through the State driveway permit process. However, due to ongoing concerns and complaints, the Department recommended permitting the ten year approval, as originally intended by the Commission for the northern portion of the pit site, but with additional conditions in order to provide additional fill and compliance oversight.

8. The Anchorage 2020 Anchorage Bowl Comprehensive Plan and the Sand Lake Redevelopment Plan both envision this area to be developed residentially. The Sand Lake Redevelopment Plan considered this type of fill operation to be a compatible land use. Previous Commission approvals have considered a prototype redevelopment plan for this area (Exhibit F) and found it to be acceptable to demonstrate that redevelopment can take place after the fill operation ceases. This vacant land can be allocated for the increased demands in schools and for residential development, which furthers the goals and Policies of Anchorage 2020.
7. The Department recommended to the Commission that a 10 year time extension is appropriate, especially due to the lack of ability to guarantee that the amounts of fill available each year will remain consistent. The history of the adjacent site shows that a 10 year period is more appropriate than a five year extension, provided that adequate safeguards are placed on the approval to mitigate concerns of the community. There have been many complaints over the years since the operation began, primarily regarding dust, mud tracking, drainage and run off. These complaints have not only been made by the public, but problems have also been noted by governmental agencies. Although the issues have generally been resolved after notification, there have been continual problems associated with run off. Thus, the Department recommended to the Commission requirements regarding dust, erosion, organics, monitoring, and drive way improvements.
8. The Department noted concerns regarding use of organic material as fill. Ideally, it would be preferable to use organics to create viable products rather than landfilling them. Diverting organics from the site would also reduce ground settlement overtime as the organics decay as well as periodic capping requirements.
9. Because the adjacent site already permits organics, the Department did not recommend eliminating them immediately as part of the newly proposed conditional use permit. Rather, the Department recommended a 10 year approval, but with a provision that the site's permission to receive organics be reviewed every 2.5 years, in order to assess market demand for green waste in composting, and whether organics should at that time be diverted to a better public purpose, such as composting.
10. The Commission made the following amendments to the conditions of approval as recommended by the Department: subject to the conditions set forth in 2005-128 and including condition 1 recommended by the Department.
11. The Commission finds that the conditions approved in 2005-128 were applicable to this case as well. Findings from the discussion were primarily made during the deliberations on 2005-128. As those findings are directly related to both requests due to incorporating the same conditions, those findings are noted in this resolution.

12. The Commission finds that this operation unfortunately is something that began many years ago as a natural resource extraction and it is now in the midst of a residential area. The Commission further finds that the reclamation of the area is needed.
13. The Commission commended the petitioner for a thorough presentation, for being amenable to solutions that address the community's concerns and for being a good neighbor to the residents that are impacted.
14. Findings of Fact from the deliberations on related case 2005-128:
 - a. The Commission made the following amendments to the conditions of approval as recommended by the Department:
 - i. Amending condition 1 to include all other previous conditions of approval that are currently in effect;
 - ii. Amending condition 2 to read "This fill approval is valid until December 5, 2010";
 - iii. Amending condition 3 to end with ... "December 5, 2010" and delete the remainder so there would be no 2.5 year return;
 - iv. Reword condition 4 to read "Resolve issues with ADOT/PF stated in letters dated November 14, 2005 and December 5, 2005";
 - v. Amending condition 4 to specifically add that "The driveway permit, when issued, shall resolve the type of tire washing system and location and size of the paved apron for purpose of the use of the tire washing system.
 - vi. Amending condition 6 to change "internal" to "spontaneous";
 - vii. Amending condition 8 to add ADEC as a review agency.
 - viii. Adding a new condition that AS&G will contract with a third party to evaluate methods and processes and how AS&G manages its site, the way AS&G processes and accepts materials, the types of materials that are accepted, and resolve within Staff within 60 days a process for reporting and memorializing the results of these third party reviews.
 - ix. Adding a new condition "Recording a notice of zoning action";
 - x. Adding a new condition "In the event a school site is purchased on the site, the southern 18 acres shall be filled first."

- b. The Commission finds that it did not favor a 10-year time frame. The Commission noted that they have for many years seen the lack of activity in the Sand Lake area but much of what has not occurred is a matter of economics. The area needs to be restored and the reclamation needs to be closed out. The owners of the property would like, at some time, to do something with the property. The Commission further finds that the petitioners should come back to the Commission in 5 years because at that time there might be other development in the area and the school site might be needed. The Commission further finds it was important to have feedback about what is happening in this area.
- c. The Commission finds that is frustrated with determining what is actually in effect at this time with regards to the many resolutions over time, and finds that all of the conditions that still apply, which are contained in those resolutions, should be contained in one resolution.
- d. The Commission finds that the petitioner has no choice but to have the driveway permit issues resolved with ADOT, but the Municipality has jurisdiction over cleaning material and the condition of the roadway.
- e. The Commission clarified that the approval is for 10 years with the petitioner returning in five years. In five years the Commission expects details regarding the progress on the restoration plan.
- f. The Commission finds that a 5-year permit is most appropriate, and finds that the recommended 2.5-year requirement to review the organics is too short.
- g. The Commission finds that the tire washing issue is not regulated by ADOT and it has traditionally been a condition in a natural resource extraction to ensure the roadway will remain clean.
- h. Opposition moved to amend an amendment that condition 3 prohibit landscaping materials such as grass clippings and pruning items or bulk ground and chipped organic materials, especially if the requirement to return in 2.5 years to readdress the use of organics as fill was being removed. The amendment failed.
- i. Opposition finds that there was testimony that there are alternatives for this type of organic debris and there are concerns with spontaneous combustion. The failed amendment would preclude a pattern of dumping recyclable materials.
- j. Opposition finds that the November 14, 2005 ADOT letter states the petitioner agreed to install a paved throw off area on the property as well as a truck tire washing facility to eliminate the material draining into right-of-way and onto Sand Lake Road from the property.
- k. The Commission did not support the failed amendment to the amendment, noting that this is a responsible business that has been

operating for years and this operation is subject to review by ADEC and others.

- l. Opposition finds that the petitioner did not object to removing those organics from the list.
- m. The Commission finds that the approved amendment to include an additional condition regarding ADEC review, and third party evaluations would potentially address the issue of organics that is no longer specifically addressed in the shortened time frame for review.
- n. The Commission finds that the 5-year time frame is acceptable. The Commission noted that it is important that safeguards are in place to ensure that the operation will go forward in an orderly fashion and, if problems arise, there are vehicles through which to legally address them. The Commission note there is a condition that addresses tire washing, which is incredibly important when organics are going into and coming out of a site.
- o. The Commission finds that this is a large industrial operation in a residential area that will likely get bigger as the site across Sand Lake develops and the school site is developed. The Commission further finds that it is appropriate to have conditions addressing legitimate community concerns including water quality, road maintenance and fire combustion hazard.
- p. The Commission approved the request unanimously.

B. The Commission APPROVES the above mentioned conditional use, subject to the following conditions:

1. This conditional use approval to allow a natural resource extraction for the AS&G site on Latimer Hall Subdivision, Tract A and T12N, R4W, Section 10, SW ¼, SW ¼, Parcel 21, AK zoned R-1A (Single Family Residential) District to allow deposit of 1,369,626 million CY of mixed fill. The site will then be graded and leveled for use of outdoor recreation area, subject to the applicable provisions of Title 21, AMC.
2. This resolution incorporates prior conditions of approval for the northern portion of the petition area (under separate conditional use) which are still in effect and continue to govern the restoration operations of the natural resource extraction site in its entirety and supersedes the following resolutions: 21-78 dated 3/16/78; 21-78A dated 6/26/78; 25-78 dated 3/23/78; 25-78A dated 7/24/78; 28-75F dated 9/19/83; 78-025H dated 5/11/87; 28-075I dated 10/24/88, 95-019 dated 3/6/95 and 95-019A, dated 11/6/95. Resolution 2000-068, dated May 8, 2000, contained no additional conditions of approval. These incorporated conditions are as worded in resolution 95-019A (a resolution consolidating all prior approvals). These conditions are still in effect, except as modified by this approval):

- a. This resolution incorporates prior conditions of approval which are still in effect and continue to govern the restoration operations of the natural resource extraction site and supersedes the following resolutions: 21-78 dated 3/16/78; 21-78A dated 6/26/78; 25-78 dated 3/23/78; 25-78A dated 7/24/78; 28-75F dated 9/19/83; 78-025H dated 5/11/87; 28-075I dated 10/24/88 and 95-019 dated 3/6/95.
- b. This approval combines amortization permits **P78-18** (Tract A, Lancaster Subdivision formerly known as the Anchorage Sand and Gravel pit), **P78-42** (SW 1/4, SW 1/4, Section 10, T12N, R4W, S.M., Alaska formerly known as the Richard Evenson property) and **CU 83-022-3** (the 80 acre tract including Tract A, Lancaster Subdivision and SW 1/4, SW 1/4, Section T12N, R4W, S.M., Alaska). This approval is based on AMC 21.55.090, Resolution 16-83 and the Sand Lake Redevelopment Plan as adopted March 15, 1983. (Amended from Resolution 28-75F.)
- c. Reclamation and fill shall be conducted in conformance with the Plan submitted and identified as: AS&G Sand Lake Gravel Pit Restoration Project; Generalized Master Plan; prepared by Dowl Engineers, 440 B Street, Anchorage, Alaska, Dated 7-13-83; Exhibit D1. Nothing herein constitutes approval of the commercial uses of the 3.2 acres designated "commercial" on Exhibit D1. (Adopted from Resolution 28-75F.)
- d. All narrative documents submitted with previous conditional use applications for the restoration of the natural resource extraction site, as well as the current application, become a part of this approval and are adopted as an addendum to this Resolution. (Amended from Resolution 28-75F.)
- e. The Planning and Zoning Commission reserves the right to supplement and/or amend any of the foregoing general requirements after notice to the owner and a public hearing, unless waived by the owner and the Commission. (Adopted from Resolution 28-75F.)
- f. Operational hours shall be limited to 7:00 a.m. to 6:00 p.m. on Monday through Saturday. No operations will be permitted on Sundays or legal holidays. (Adopted from Resolution 28-75F.)
- g. Dust mitigation plans on public roadways and on the roadways within the site shall be submitted and approved by the Department of Health and Environmental Protection and the Municipal Planning Department as well as the methods to control spillage and clean up of the public roads shall be submitted to ensure that the tracking of peat on the Sand Lake Road shall be contained. (Adopted from Resolution 28-75F.)

- h. Stop signs shall be erected at all access points of the site, as approved in final site plans. These signs shall be maintained for the life of the restoration operations. (Amended from Resolution 25-78A.)
- i. There shall be no access to Dimond Boulevard from the petition site. (amended from Resolution 25-78A.)
- j. Effective access barriers shall be erected across any approved access to the site, as specified in final site plan approval, during any and all periods of pit closures. These barriers shall be maintained to prevent casual access into the pits. (adopted from Resolutions 21-78A and 25-78A.)
- k. All trucks and equipment used in these operations shall be muffled so as not to exceed 88dB (A) at 15 meters or 50 feet. (adopted from Resolutions 21-78A and 25-78A.)
- l. Portable restrooms shall be maintained on-site during any periods of pit operations for employee use. Such restrooms shall be maintained in a sanitary condition at all times. (adopted from Resolutions 21-78A and 25-78A.)
- m. Annually an inspection report prepared by an Alaskan registered and professional engineer will identify the location and extent of the backfill as it relates to the fill being placed, and as it relates to the approved fill document which is Exhibit D1. This report to be submitted December 31 of each year to the Zoning Enforcement Officer and reviewed by the Municipal Engineer for compliance to these conditions of approval. (adopted from Resolution 28-75F.)
- n. The petitioner shall provide log books with dates, time and material dumped, to be available upon request of Public Works, Building Safety and Zoning Enforcement. (adopted from Resolution 78-025H.)
- o. Upon determination by Zoning Enforcement that a major violation of the conditions of approval is ongoing, by the filling of this property with other than structure soils and concrete (as permitted under Resolutions 78-025H and 28-075I), the use shall be suspended until the major violation has been corrected. (adopted from Resolutions 28-75F, 78-025H and 28-075I.)
- p. A staging map shall be submitted within 30 days of approval of the northern 35 acres to depict the staging of the fill for approval by the Community Planning Director (**note this is now the Planning Department). As each stage, not to exceed 100 foot in width, is completed, it shall be stabilized and seeded with materials as approved by the Planning Staff within one six week growing season or on or before June 1 of the following year, whichever is earlier, to reduce air pollution and erosion. (Resolution 28-75F.) Trucks exiting the site shall

travel from north to south through the existing pit before exiting onto Sand Lake Road. (Resolution 28-75G.)

- q. Permanent control survey monuments clearly identified shall be provided to Zoning Enforcement. The control survey monuments shall identify the maximum area of fill as depicted on Exhibit D1 and also establish the elevation so Zoning Enforcement will have the ability to substantiate the control filling. (adopted from Resolution 28-75F.)
- r. Performance bond in the amount of \$100,000 shall be provided to the Public Works/Zoning Enforcement Department within 30 days of approval to guarantee the implementation of the proposed restoration and preparation for redevelopment. The bond may be in any form found acceptable to the Municipal Community Planning (**note this is now the Planning Department) staff including deeds of trusts and irrevocable letters of credit. (adopted from Resolution 28-75F.)
- s. The operation of the reclamation site shall include the following:
(adopted from Resolution 95-019)
 - i. On-site personnel shall be formally trained on all aspects of the operation of the reclamation site.
 - ii. The telephone number of Anchorage Sand & Gravel shall be placed on the side of the on-site operations building. The sign shall be of sufficient size to be visible from the adjacent roadway and the view of the sign shall be unobstructed by equipment, machinery, vegetation and the like.
 - iii. On-site personnel shall have total authority to direct road clean-up and maintenance operations as needed. On-site personnel shall have the authority to call a sweeper, water truck and motor grader, as necessary, to respond to specific site conditions or complaints.
 - iv. Circulation roads within the pit shall be maintained to minimize materials carried onto Sand Lake Road and Dimond Boulevard.
 - v. Anchorage Sand and Gravel shall identify contact people to respond to public inquiries. Currently, Dale Morman, General Manager, AS&G, and Tony Perez, Pit Operations Manager, AS&G can be reached at 349-3333. The home telephone numbers of the contact people shall be provided to the Chairman of the Sand Lake Community Council. The Community Council chairman and Land Use Enforcement shall be notified of any change in the AS&G contact personnel or business telephone number(s). The Community Council chairman shall be notified of any change in the home telephone numbers of AS&G contact personnel.

- t. The terms and conditions of this amortization permit shall be binding on the petitioner, his heirs, assigns, transferees, and other successors in interest and if violated shall subject the persons responsible for such violation to all penalties and remedies as provided by law. This resolution shall be recorded. (adopted from Resolutions 21-78A and 25-78A)
3. This fill approval is valid until December 5, 2010.
4. The list of acceptable fill materials is as follows: concrete, peat, soils, tree branches/grubbing debris, wood chips, woody debris and slash. Depositing of the organic material on this list shall only be allowed until December 5, 2010.
5. Resolve issues with ADOT/PF stated in letters dated November 14, 2005 and December 5, 2005. The driveway permit, when issued, shall resolve the type of tire washing system and location and size of the paved apron for purpose of the use of the tire washing system.
6. Resolve the need for a multi-sector general permit with the EPA.
7. Provide evidence to the Planning Department that spontaneous combustion will not occur, and methods to ensure this will not occur.
8. No gravel shall be removed from the site.
9. Submit a plan to ADEC, Project Management and Engineering and the Planning Department for review and approval that addresses, but is not limited to, monitoring protocol and monitoring well(s) to screen for contaminants and a method for third party review and reporting of results.
10. This approval includes a modification to the final grading plan, in accordance with the following plans:
 - a. Anchorage Sand and Gravel Natural Resource Extraction Site, Site Grading Plan; Sheet C.1; scale 1" = 1,000'; dated 07-22-05; Drawn By DOWL Engineers.
 - b. Anchorage Sand and Gravel Natural Resource Extraction Site, Site Sections; Sheet C.2; no scale; dated 07-22-05; Drawn By DOWL Engineers.
11. A Notice of Zoning Action shall be filed with the State District Recorder's Office, along with a copy of the approved resolution and site plan. Proof of such shall be provided to the Planning Department.
12. The petitioner shall contract with a third party to evaluate methods and processes and how AS&G manages its site, the way AS&G processes and accepts materials, and the types of materials that are accepted. The petitioner shall, within 60 days, resolve with the Planning Department a

process for reporting and memorializing the results of these third party reviews.

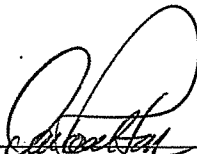
13. In the event a school site is purchased on the site, the southern 18 acres shall be filled first.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 5th day of December, 2005.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 1st day of May 2006. If the secretary received a written request and intent to appeal, 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 Anchorage Municipal Code 21.30.030 and Anchorage Municipal Code of Regulations 21.10.304. If the secretary did not receive a written request and intent to appeal within seven (7) calendar days of the date the decision was made on the record, December 5, 2005, then this written decision is final and not appealable to any other administrative body. Final administrative decisions with no further administrative remedy may be appealed to the Superior Court within thirty (30) days.



Tom Nelson
Secretary

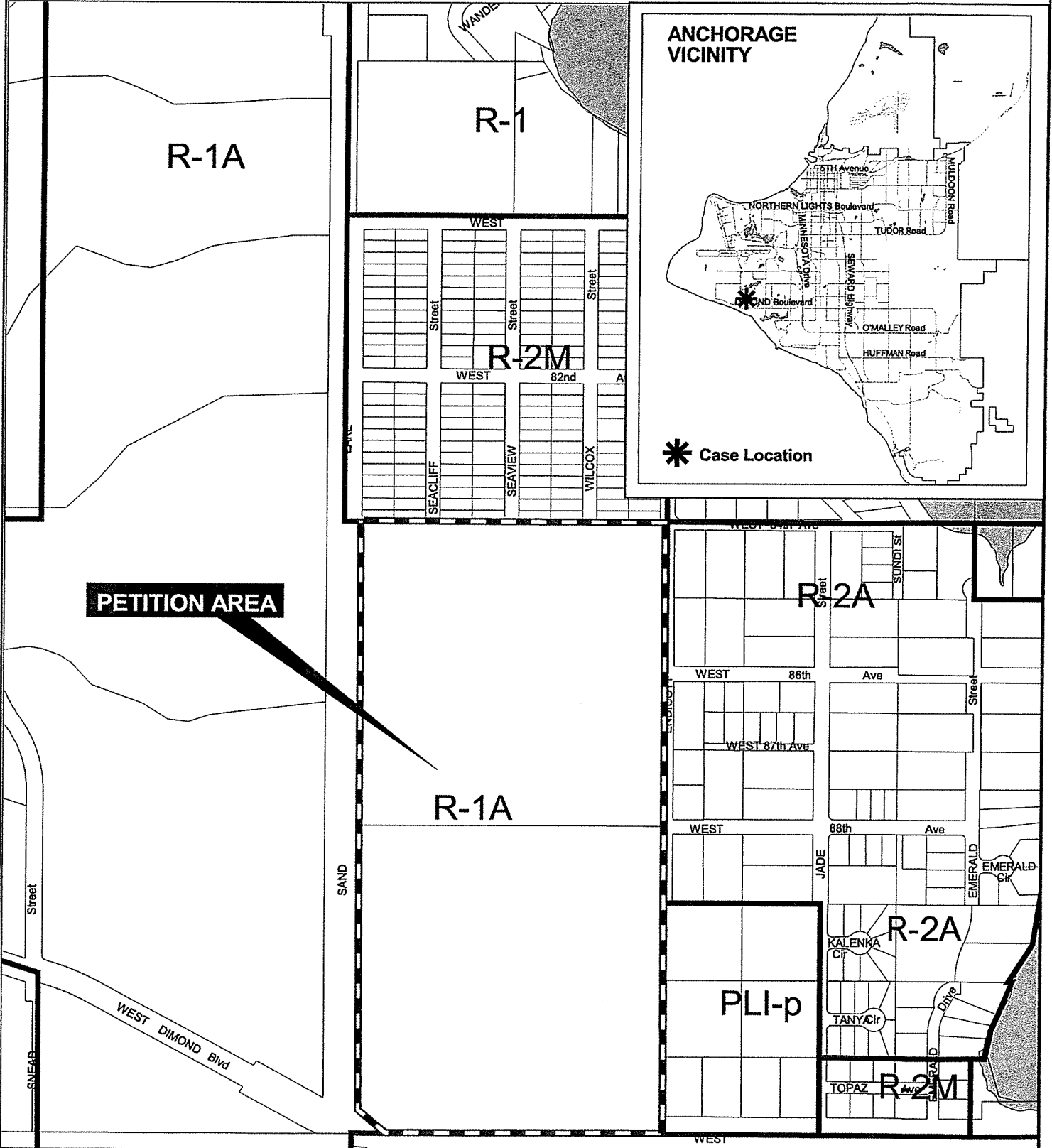


Don Poulton
Chair

(Case 2005-134; Tax I.D. No. 001-162-42; 011-201-30)




ac

CONDITIONAL USE 2005-134



Municipality of Anchorage
Planning Department

Flood Limits

-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway

Date: August 24, 2005



325003



ANCHORAGE SAND & GRAVEL, INC.
 1040 O'MALLEY ROAD
 ANCHORAGE, ALASKA 99515
 PHONE: (907) 349-3333
 FAX: (907) 344-2844
 WWW.ANCHSAND.COM

Date: February 7, 2023

To: Mr. Francis McLaughlin
 Senior Planner, Municipality of Anchorage
 P.O. Box 196650
 Anchorage, Alaska 99519-6650

Subject: AS&G - Sand Lake Fill Site Reclamation Project, 2022 Annual Status Report, C.U.P. Permit 2020-010

Dear Mr. McLaughlin:

Anchorage Sand and Gravel (AS&G) provides the Municipality of Anchorage with the 2022 Annual Status Report for their Sand Lake Clean Fill Site. This report is provided under the Conditional Use Permit (CUP) 2020-010 (formerly 2005-074). This permit allows AS&G to dispose of waste peat, soil, organics, and concrete to reclaim the pit.

According to AS&G records, roughly **190,000 cubic yards (CY)** of material was deposited at the Sand Lake Clean Fill Site in 2022. Around 7,490,000 CY have been deposited in the AS&G Sand Lake Pit since 1983. The following is an annual breakdown of deposits.

| | | | |
|-------------------|--------------------------|-------------------|-------------------|
| 1983 – 167,000 CY | 1991 – 20,250 CY | 2001 – 341,074 CY | 2009 – 354,422 CY |
| 1984 – 251,000 CY | 1992 – 60,724 CY | 2002 – 305,599 CY | 2010 – 75,654 CY |
| 1985 – 136,000 CY | 1993 – 48,599 CY | 2003 – 335,345 CY | 2011 – N/A CY |
| 1986 – 26,000 CY | 1994 – 34,242 CY | 2004 – 443,248 CY | 2012 – N/A CY |
| 1987 – 8,500 CY | 1995 – 158,312 CY | 2005 – 402,770 CY | 2013 – 108,414 CY |
| 1988 – 2,402 CY | 1996 – 123,384 CY | 2006 – 361,552 CY | 2014 – 120,981 CY |
| 1989 – 1,306 CY | 1997 – 168,699 CY | 2007 – 207,023 CY | 2015 – 379,476 CY |
| 1990 – 83,659 CY | 1998 – 205,865 CY | 2008 – 506,610 CY | 2016 – 270,000 CY |
| 2017 – 420,000 CY | 2018 – 269,000 CY | 2019 – 212,000 CY | 2020 – 212,000 CY |
| 2021 – 194,000 CY | 2022 – 190,000 CY | 2023 - TBD | 2024 – TBD |

In the past, AS&G has provided Zoning Enforcement with aerial photographs and overlays to document the history of reclamation. We are again providing a picture of the Sand Lake Pit as it appeared in October 2021. Notes on the photograph indicate where the material has been deposited. AS&G continues to work towards its reclamation plan, which includes reseeding to prevent erosion and reduce dust. Topographic change has not been significant at this time; therefore, we are not including any adjusted topography of the Sand Lake Pit.

AS&G recognizes the scope of this ambitious project and maintains an ongoing commitment to the community to redevelop the property. AS&G continues to be responsible for counting loads, directing fill placement, and maintaining clean roads. They have explicit authority to handle road cleanup and can call on a grader, sweeper, and water truck as needed.

In the past, Zoning Enforcement has requested a contact person to handle public inquiries. That person is Mr. Ryan Morman, Operations Manager for AS&G; Ryan is available to respond directly to any public or municipal agency questions or concerns by contacting his office at 349-3333.

If you have any questions regarding this report, please contact me at your convenience at mobile number 907-529-0556 and ryan.morman@anchsand.com.

Sincerely,

Anchorage Sand & Gravel, Inc.

Ryan M. Morman

Ryan Morman



Operations Manager

Attachment(s): As stated

PDF – Sand Lake Reclamation Site, Aerial Photo – 10-7-2021



**MUNICIPALITY OF ANCHORAGE
MEMORANDUM**

DATE: May 1, 2023
TO: Planning and Zoning Commission
THRU:  Craig H. Lyon, Planning Director
FROM:  Francis McLaughlin, Senior Planner, Planning Department
SUBJECT: Case 2023-0030, Amendment to a Conditional Use for Land Reclamation

The petitioner's representative requests postponement of Case 2023-030, amendment to a conditional use for land reclamation, in order to revise the application. The Department recommends approval the postponement to June 5, 2023.