

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2023-008**

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 THE 84th AVENUE RIGHT-OF-WAY ALIGNMENT, AND WEST OF THE ENDICOTT STREET RIGHT-OF-WAY, IN ANCHORAGE.

(Case 2023-0030; Tax I.D. Nos. 011-201-92, -93, and -94; 011-162-42)

WHEREAS, a request has been received from Anchorage Sand and Gravel for 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, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on June 5, 2023.

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

- A. The Commission makes the following findings of fact:
1. The Commission agrees with the Planning Department's findings that the approval criteria for a conditional use amendment are met.
 2. The Commission agrees with the Planning Department conclusion that changes to the final contours of the site are significant. The Commission heard a lot of discussion about the sledding hill and the importance of it to help make the recreational sports park work. In review of the information provided, the applicant's presentation, and discussion by members of the community, a lot of thought has gone into mitigation of impacts on surrounding properties. The Commission heard about the distance of the earthen berm to the property line and the centralized location of the sledding hill on the property. Those are mitigating design features of the site plan.
 3. The site is zoned PLI district and is privately owned. The recreational sports park is permitted by-right in this zoning district. The Commission took this into consideration during public comments for and against the application.
 4. The core issue here is not necessarily the end use or the potential development or maintenance of the soccer fields. That seems broadly consistent with what the applicant had presented in the past about the end use of the site as a recreational facility when the land reclamation operation has been completed. The recreational uses are by-right for this parcel, and it is consistent with the Comprehensive Plan and with the zoning district. The decision that is before the Commission is the addition of 900,000 cubic yards of fill to this site, the final contours, and the changes to what was previously

approved. Policy 4.1 in the Comprehensive Plan supports housing development, and this site is critical for reducing housing development costs in Anchorage.

5. AS&G is trying to do something positive that does not require funding from taxpayers and will benefit children and people moving into our community.

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.
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.

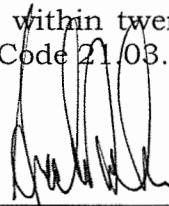
12. The list of acceptable fill materials is as follows: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, 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.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 5th day of June, 2023.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 16th day of June, 2023. 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 21.03.050A.



Craig H. Lyon
Secretary



André Spinelli
Chair

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