

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.zins@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): 011-201-92-000, 011-201-93-000		
Site Street Address: N/A		
Current legal description: (use additional sheet if necessary) Polen Park Tracts 1 & 2		
Zoning: PLI / R2MSL	Acreage: 34.9	Grid #: SW2324

CONDITIONAL USE APPROVAL REQUESTED	
Use: Snow Disposal Site	
<input checked="" type="radio"/> New conditional use	<input type="radio"/> Amendment to approved conditional use Original Case #:

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.

<i>CB</i>	6/27/2024
Signature <input type="radio"/> Owner <input checked="" type="radio"/> Representative	Date
<small>(Representatives must provide written proof of authorization)</small>	

Craig Bennett
Print Name

Accepted by: <i>E. Appleby</i>	Poster & Affidavit: 2+1	Fee: \$101385	Case Number: 2024-0087	Meeting Date: 9/9/24 P2C
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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, 2019-0118
 Preliminary Plat Final Plat - Case Number(s): 2019-41
 Conditional Use - Case Number(s): 2024-0034, 2023-0030, 2019-0138
 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.



Polen Park Snow Disposal Site
Snow Disposal Conditional Use Permit Application
MOA Case 2024-0087

INTRODUCTION

The purpose of this Conditional Use Permit (CUP) application is to obtain approval to utilize the subject parcels as a Snow Disposal Site. The site is zoned R-2M and PLI, is approximately 35 acres, and does not contain any wetlands. Snow storage operations would take place during the winter months between September and April. The parcels are legally described as Polen Park Tracts 1 & 2 (Tax IDs: 001-201-92 and 001-201-93) and are located north of West Dimond Blvd and east of Sand Lake Road.

This site was approved for and utilized as a Temporary Snow Disposal Site during the 2023-2024 winter season under MOA case 2024-0034. This site is also currently included in a Conditional Use for Land Reclamation under MOA case 2023-0030.

Two community meetings were held with the Sand Lake Community Council, one on May 13, 2024 and the other on June 10, 2024.

PROJECT NEED

During the 2022-2023 and 2023-2024 winter seasons all available private snow disposal sites within the Anchorage bowl reached capacity months before the end of the winter season. Excessive amounts of snow stored in current sites may not thaw completely over the summer, which would further reduce the snow storage capacity for the upcoming winter season. Both the municipality of Anchorage and the State of Alaska Department of Transportation have seen the need for additional snow disposal sites within Anchorage and have opened additional sites for their use. These sites are not available to private snow-hauling contractors, creating a need for additional sites to be opened for such contractors.

It is critical to have long-term snow disposal sites throughout Anchorage to support efficient winter maintenance. The longer the distance dump trucks travel to reach a snow disposal site, the higher the cost of snow removal and time needed to complete plowing. Long-term snow disposal sites also have to adhere to more stringent standards than temporary sites, such as perimeter berms and detention basins to prevent negative effects on surrounding areas. Making long-term snow disposal sites preferable to last-minute temporary snow disposal sites.

PROJECT DESCRIPTION

The snow storage area on the site will be approximately 10 acres with a maximum height of 35 feet and will be setback 50 feet from the property lines. The snow storage area will not overlap with the filling operations of the land reclamation. As the land reclamation filling activities progress southerly the snow storage area will shrink to prevent any overlap. 6 foot high vegetated berms will be constructed to the west of the snow storage area. The remainder of the snow storage perimeter is already surrounded by a heavily vegetated slope of approximately 30 feet in height from the snow storage area to the property line. L1 and L2 landscaping around

the perimeter of the site are already part of the site's current Land Reclamation permit. A detention basin already exists on site and has been determined by engineers to be sufficient for the proposed use. Brailey Hydrologic Consultants have established that the snow melt and surface run-off collected in this detention basin will not affect groundwater quality in adjacent or surrounding water aquifers, see 2023 Brailey letter and Groundwater Monitoring Report.

GENERAL CONDITIONAL USE STANDARDS (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.

The proposed snow site is zoned R-2M and PLI, the proposed use is consistent with the current zoning.

- *Anchorage 2040 Land Use Plan Policy 5.5: Ensure that adequate public facilities such as schools and fire stations are available when and where they are needed, in an efficient and equitable distribution of services, based on long-term projections for population, student enrollment, and the location of future growth.*

Snow disposal sites are a public facility that are needed now and in the future. A permanent snow disposal site in West Anchorage is essential to reduce snow hauling costs and to provide adequate snow storage capacity for private homes and businesses. Driveways and parking lots must be cleared and snow clearing needs are anticipated to increase as the city grows.

- *Anchorage 2020 Policy 67: Critical fish and wildlife habitats, high-value wetlands, and riparian corridors shall be protected as natural open spaces, whenever possible.*

The proposed project will not adversely affect any critical fish or wildlife habitats, wetlands, or riparian corridors.

- *Anchorage 2020 Policy 30: Transportation and land use policies and programs shall include: a) Multi-modal and intermodal access, including commuter rail and transit services; b) Pedestrian-to-transit linkages; c) Efficient safe freight movement; d) Congestion management and roadway improvements; e) Optimal use of parking; f) Minimization of individual and cumulative air quality impacts; g) Minimizing impacts on neighborhoods; and h) Adequate snow storage.*

Adequate snow storage in West Anchorage is critical to maintaining private driveways, pathways, and parking lots during the winter months.

- *Anchorage 2020 Policy 81: Prioritize snow removal to maximize pedestrian movement and safety.*

Pedestrian movement in the winter months depends on snow removal from the growing network of privately maintained multi-use pathways, driveways, and parking lots that intertwine with the publicly maintained sidewalks, pathways, and streets.

- *West Anchorage District Plan (WADP) Transportation Objective # 5: Ensure that roads and sidewalks are properly repaired and regularly maintained, including efficient seasonal snow removal and street cleaning*

Adequate snow storage in West Anchorage is critical to maintaining private driveways, pathways, and parking lots during the winter months.

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 proposed snow disposal site will be located on property zoned R-2M and PLI. Snow disposal sites are allowed in the R-2M and PLI zoning districts as a Conditional Use. There are no applicable district-specific standards in the R-2M or PLI districts.

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

The proposed use is consistent with all of the applicable use-specific standards set forth in AMC 21.50.060.E.8, "Snow Disposal Site", see below under USE-SPECIFIC STANDARDS.

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 34.9 acres, of which approximately 10 acres will store snow. The topography of the site creates a large basin approximately 30 feet below street level that is well suited for snow storage, with topography allowing for drainage to the approved detention basin located on site. The location of the site is ideal as there are no wetlands or streams located on the site and an approved drainage basin already exists on the site.

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 snow disposal site will not substantially limit, impair, or prevent the use of surrounding properties for permitted uses. Snow disposal sites are allowed as a conditional use in the R-2M and PLI zoning districts. The grading and topography of the site, the addition of vegetated berms to the west of the snow storage, and the approved detention basin will prevent any negative impact on surrounding properties. Brailey Hydrologic Consultants have established that the snow melt and surface run-off collected in this detention basin will not affect groundwater quality in adjacent or surrounding water aquifers, see 2023 Brailey letter and Groundwater Monitoring Report.

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 as a snow disposal site is similar to the current allowed use for land reclamation on the site which was deemed compatible with uses allowed on adjacent properties

Per the MOA standards the snow storage area will be setback 50 feet from the property lines shared with this tract, the maximum height of the snow piles will be limited to 35 feet. Snow storage operations would take

place during the winter months between September and April, and the hours of operation would be 24 hours per day, 7 days per week. Activity levels at the site will vary depending on weather conditions and snow removal activities. Snow hauling contractors prefer to conduct snow hauling operations at night, when possible, to minimize conflict with other road users. Off-season operations usually include reworking the snow pile as needed to manage sediment and litter removal from the snow pile.

The site will not have any permanent lighting installed that would affect adjacent properties. The site will follow the Municipal M&O Storm Water Pollution Prevention Plan (SWPPP) operational guidelines for dust and litter control.

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 are anticipated to result from the use. 6 foot high vegetated berms will be constructed to the west of the snow storage area. The remainder of the perimeter is already surrounded by a heavily vegetated slope of approximately 30 feet in height from the snow storage area to the property line. A detention basin already exists on site and has been determined by engineers to be sufficient for the proposed use. L1 and L2 landscaping around the perimeter of the site are already part of the site's current Land Reclamation permit.

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.

There is good vehicular access for trucks hauling snow to this site. West Dimond Blvd and Sand Lake Road are both classified as "Major Arterials" in the *Official Streets and Highways Plan*. The majority of traffic to the site will be conducted during low traffic hours to minimize conflict with other road users.

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 project 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.

USE-SPECIFIC STANDARDS (AMC 21.05.060.E.8.b)

i. Location: Snow disposal sites shall be located at least 25 feet from a class A or class B wetland, and at least 100 feet from a stream of water body.

The proposed site does not have any wetlands located on or within 25 feet of the site. The site is located at least 100 feet from a stream or body of water.

ii. Dimensional Standards: Notwithstanding the general dimensional requirements of chapter 21.06, the following specific standards shall apply to this use.

- a. **Minimum Lot Size:** The minimum lot size shall be 36,000 square feet, unless otherwise established by the planning and zoning commission. Abutting smaller lots in common ownership may be considered in aggregate to achieve the minimum lot size. With a recorded joint use agreement, abutting smaller lots with multiple owners may be considered in aggregate to achieve the minimum lot size.

The project site is approximately 35 acres in size and exceeds the minimum lot size required.

- b. **Maximum Height of Snow Piles:** The maximum height of snow piles shall be 35 feet where the snow storage operations area is within 500 feet of a residential district, unless the snow pile and the residential district are separated by the Alaska Railroad main line corridor, or a freeway or expressway as classified on the Official Streets and Highways Plan. In that case, and in all other areas, the maximum height of snow piles shall be the height limit of the zoning district.

The project site is within 500 feet of a residential district and will adhere to a maximum height of 35 feet for the snow pile.

- c. **Minimum Setback Requirement:** The minimum setback of snow piles shall be 25 feet if adjacent to a public right-of-way or to an industrial zoning district, and 50 feet if adjacent to a non-industrial zoning district.

The snow storage area is setback 50 or more from each parcel lot line.

- iii. **Snow Storage Area:** The snow storage area shall be well defined on-site in order to prevent storage of snow on adjacent properties or landscaped areas. This may be accomplished through location, landscaping, fencing, and/or signs.

The snow storage area shall be well defined through a combination of snow marking poles, berms, and landscaping.

- iv. **Screening Fence or Berm:** An earthen berm or a screening structure, either at least six feet high, shall be constructed within every setback adjacent to a public right-of-way or to a non-industrial zoning district. Site enhancement landscaping, or another ground cover acceptable to the decision-making body, shall be planted on the berm and within the area between the berm and the lot line for the site. The decision-making body may require construction of a berm or fence within other setback areas in order to restrict casual access, to confine the operations within the site, to reduce noise and glare, and to ensure compatibility of the operation with adjacent uses.

The proposed design includes 6 foot high vegetated berms that will be constructed to the west of the snow storage area. The remainder of the perimeter is already surrounded by a heavily vegetated slope of approximately 30 feet in height from the snow storage area to the property line. L1 and L2 landscaping around the perimeter of the site are already part of the site's current Land Reclamation permit. Combined, these berms and landscaping will provide visual and auditory screening.

- v. **Drainage and Water Quality Facilities: The on-site and off-site drainage network shall handle water runoff and snow melt without impacting adjacent properties. Drainage and meltwater disposal shall comply with the municipal Design Criteria Manual sections regarding snow disposal sites and drainage.**

A detention basin already exists on site, which was approved under the current land reclamation CUP. The detention basin has been reviewed by an engineer and deemed sufficient for the proposed use. Based on the code allowed maximum snow storage height of 35 feet, the anticipated storage volume from the snow pile is estimated to be roughly 300,000 cubic yards. This equates to approximately 180,000 cubic yards of water which would be released into the pond over the course of the summer months. Currently the pond at the southeast corner of the site has a storage volume of nearly 155,000 cubic yards. Even with extremely slow infiltration rates, the pond is capable of accepting the runoff from the snow pile assuming planned drainage swales are not blocked or negatively impacted.

Brailey Hydrologic Consultants have established that the snow melt and surface run-off collected in this detention basin will not affect groundwater quality in adjacent or surrounding water aquifers, see 2023 Brailey letter and Groundwater Monitoring Report.

vi. **Noise, Dust, and Litter**

- a. **Noise: If the level of noise from the activity at the snow disposal site, measured at the property line of any residential zoning district or noise-sensitive use such as a public building, academic school, or hospital within one half mile of the snow disposal site, shall exceed the standards stated in AMC subsection 15.70.080A., then the site plan shall identify mitigation measures.**

A residential district is less than one half mile from the project site, therefore AMC 15.70.080A will apply. AMC 15.70.080A specifies the nighttime allowable limit for noise at the property line, emitted by an Industrial property and received by residential properties as 65 dBA, which is approximately equivalent to the noise emitted by a household dishwasher. This snow disposal site will utilize similar measures as the municipal snow disposal sites to mitigate noise pollution. The municipality has conducted noise impact studies and analysis on their snow disposal sites and have deduced that during normal operations a peak value of 79 dBA was measured at the source of the snow disposal operations and that noise levels at a point 0.17 miles from the source was reduced to 63 dBA. This calculation assumes an unobstructed open-air path and does not account for earthen berms, additional landscaping, or natural vegetation.

Given this noise calculation by the municipality and the addition of earthen berms and landscaping it is concluded that the noise level emitted from the site will be under 65 dBA and will comply with AMC 15.70.080A.

- b. **Dust and Litter Control: A dust control and litter plan shall be established and implemented. Trash collection/removal shall be done in a manner so that there are no dust or litter impacts to adjacent properties or public rights-of-way.**

Dust Control:

The melting of the snow stored at the site in the summer season generally prevents any dust generation on site and the earthen berms surrounding the site reduce the amount of wind contact the site's surfaces receive. The first 50 feet of driveways are paved to prevent sediment and dust from being tracked off site by vehicles. If during regular inspection, the site begins to have sediment and dust issues that affect surrounding roadways or properties, a dust suppression solution such as Calcium Chloride or Magnesium Chloride will be applied to the site.

Litter Control:

The primary mode of litter control consists of crews visiting the site routinely to collect litter by hand or loader and disposing of it in a covered solid waste container located on site. The solid waste container will be emptied regularly and as needed by a local waste management company. Operator will not allow refuse to collect outside of the waste container, or allow the container to overflow. Any hazardous materials will be disposed of in accordance with applicable Alaska Department of Environmental Conservation guidelines. Additionally, the fencing and earthen berms around the snow storage site will help prevent litter present in the hauled snow from blowing off the site and affecting surrounding properties.

Snow Disposal Site Maintenance

ACTIVITY DESCRIPTION

All activities associated with the maintenance of snow disposal sites; including stacking snow with a dozer or loader, grounds maintenance, and the collection and disposal of litter.

Work Method:

1. Stack the snow in such a manner to maximize the storage capacity and minimize run-off problems of the snow site.
2. Pick up litter and other debris daily in the spring and as needed.
3. Grade the snow site as necessary during the summer months to ensure proper drainage and vehicular access.

INSPECTION PROCEDURES:

Drainage patterns, storm water facilities, and the overall cleanliness of the site are assessed when inspections of snow disposal sites are conducted.

INSPECTION CRITERIA:

Action is taken when drainage patterns have been altered enough during the winter to cause significant damage to either roadway or private property.

INSPECTION SCHEDULE:

Snow disposal sites are generally inspected in the summer months after the majority of the snow has melted. Snow disposal sites are also inspected periodically throughout the winter months as they are being used.

MAINTENANCE PROCEDURES:

After litter and debris is collected and removed, the site can be re-graded as necessary with a dozer or grader to provide correct drainage.

MAINTENANCE CRITERIA:

Snow disposal sites are considered operational if vehicular access points, drainage patterns, and storm water facilities are meeting design standards.

MAINTENANCE SCHEDULE:

Maintenance work at snow disposal sites are generally performed during the summer months. These sites are also monitored during the spring melt to assure that the drainage is functioning properly.

POLLUTION PREVENTION / GOOD HOUSEKEEPING PROCEDURES

1. Provide training and frequent reminders on how to operate the equipment.
2. Check all vehicles used for inspection and maintenance for operational condition, leaks, and deficiencies prior to leaving the site.
3. Pick up litter and debris around the site as seen during routine inspection. Dispose of any litter collected in solid waste containers.

WASTE REMOVAL:

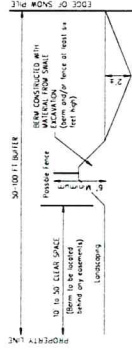
Collect any loose litter of debris in and around the snow disposal site.

WASTE TREATMENT AND DISPOSAL:

Take litter and debris collected to the sanitary landfill for disposal.

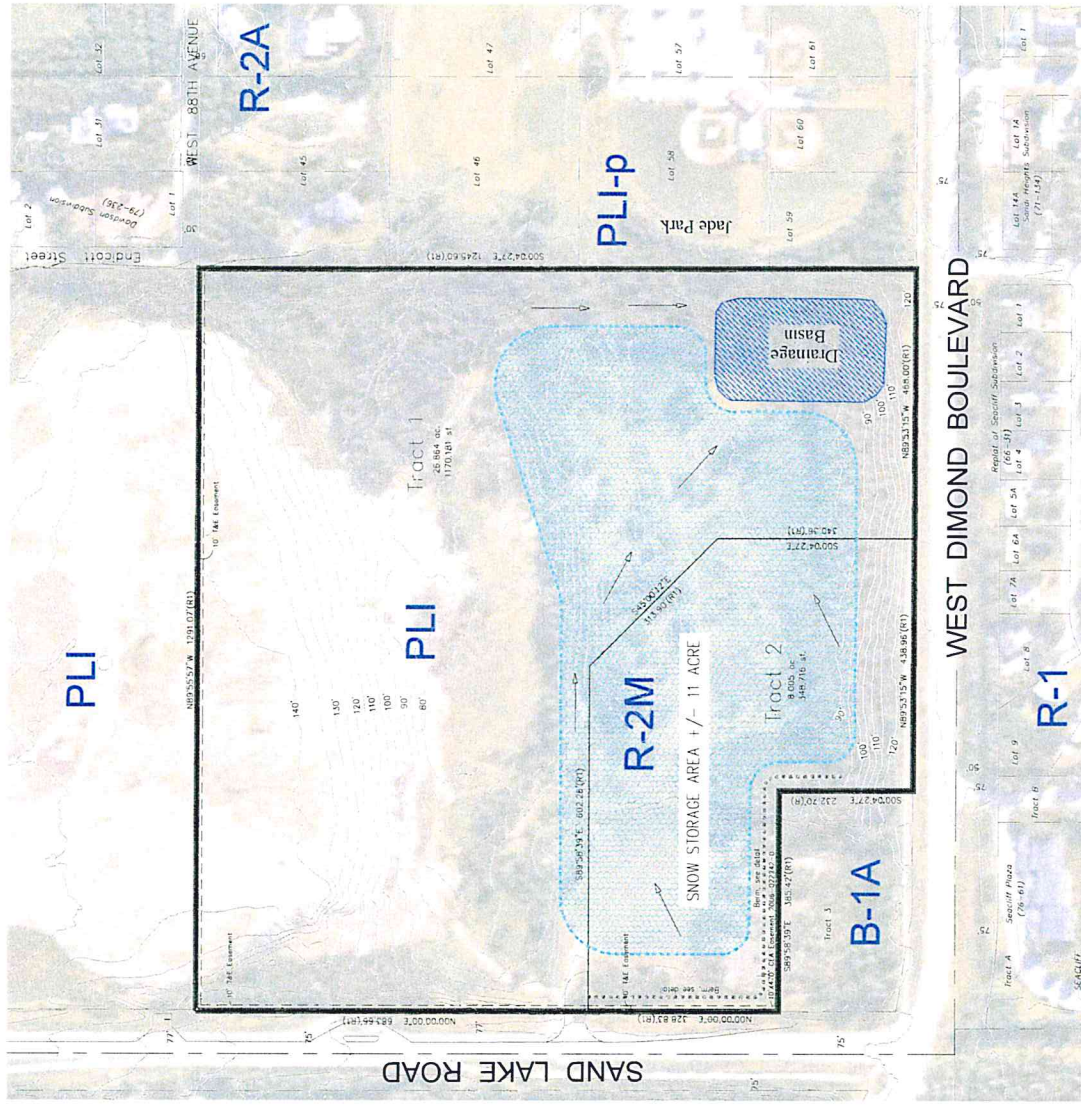
AS&G

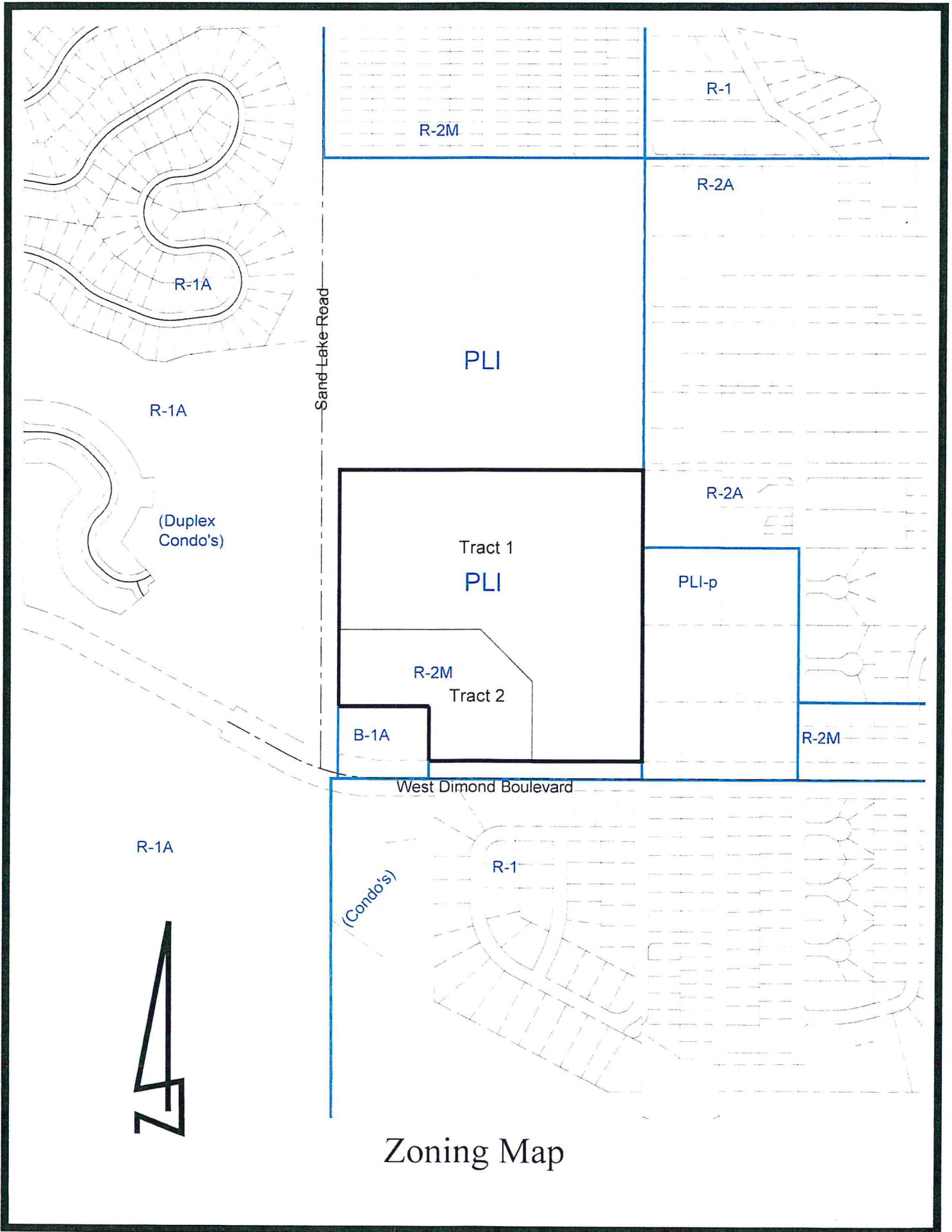
Snow Storage Detail



1. NOTES OF OPERATOR SHALL BE READ, UNLESS OTHERWISE NOTED.
2. EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
3. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
4. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
5. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
6. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
7. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.

Notes:
 1. Easement granted to Chugach Electric Association, Inc., recorded July 23, 1952 in Book 75 at Page 351, Blanket Easement for Tract 1.
 (R1) Per Plot 2019-41







Polen Park Snow Site
Summary of Community Meeting
May 14, 2024

MOA Planning Division Director
4700 Elmore Road
Anchorage, AK 99507

387 notices were mailed on 04/16/24, 0 returned, see attached for content of notices.

Date: 05/13/2024 @ 6:30 PM

Location: Sand Lake Elementary School Library

Subject: Polen Park Snow Site CUP

This community meeting was held by the Sand Lake Community Council on May 13th, 2024. The presentation and questions lasted approximately 37 minutes and covered the details of the proposed CUP, as well as the timeline, and process of the project. The following is a brief summary of the questions and comments made by the community. The meeting started at 6:39 and 26 people were present.

Q: Is the permit for a permanent snow disposal site?

A: Yes, this is for a permanent snow site. Such CUP's are approved for 5 to 10 years.

Q: What's the planning application case number?

A: There isn't a planning application case number yet, as this is the first step in the process before we can submit an application to the MOA.

Q: When are you developing the lot as residential?

A: AS&G is still finishing the land reclamation for this site, meaning that fill is still coming in as it is available. Once there is enough structural fill to meet the site design requirements the land reclamation project will be closed out and the land will be ready to be developed as residential.

Q: Where would the snow dump access be?

A: There are currently three access points onto the lots along Sand Lake Road, but the circulation plan for the snow disposal site has not yet been finalized.

Q: Where does the snow come from?

A: The snow comes from around town. Snow removal operators generally want to dump snow in the closest available snow disposal site to mitigate trucking costs.

Q: Is there a height limit?

A: There is a height limit of 35 feet high.

Q: Is there adequate drainage?

A: There is an approved engineered drainage basin that will be reviewed by the municipality for adequate drainage for the site.

Q: Can you speak to the conflict between a recreational park and a snow disposal site?

A: As the land reclamation is completed, the property will transition into a recreational park and the snow disposal site will be phased out.

Q: Who does the community complain to about noise pollution?

A: We suggest you contact AS&G and then the MOA Planning Department.

Q: How big is the snow dump site? Is there a phasing plan for the snow site to be reduced as the fill comes into the lot?

A: The snow storage area is about 10 acres. As the additional fill comes in and the land reclamation proceeds to the south the snow storage area will be reduced so that the new fill area and the snow storage area do not overlap.

Q: What mitigation measures are there for the trash that collects in the snow?

A: A litter management plan will be implemented with this application. Currently, under the temporary snow disposal site permit AS&G is planning on cleaning litter from the snow site every day.

Q: Why do we need more snow sites?

A: The past two years the city has exceeded the amount of snow disposal site space available. The municipality and the state both opened new snow sites last year, but more private snow disposal sites are needed around town.

Q: Did the temporary snow site get filled all the way last year?

A: No, the temporary snow site was only opened in the beginning of 2024, at the very end of the snow season.

Q: Who determines if the fill is stable enough to build houses on?

A: Engineers review compaction tests as they bring in the structural fill into the site.

Q: Is there a lot of salt in the snow dump?

A: That is not something that is generally reviewed for snow disposal sites.

Q: Are there contaminants in the snow that would affect the site?

A: Snow is typically clean from contaminants except for litter.

Q: What are the next steps?

A: Next we will submit the CUP application, then a case number will be assigned, notices will be posted at the site, the MOA will send out notices in the mail for the public hearing, and then a public hearing will be held, at which time public testimony will be heard by the board.

Concerns from the community:

The main concerns voiced by the community were regarding noise pollution from night dumping, specifically, tail slapping and back up alarms. Noise reduction measures would be a key part of this CUP application. The site would need to adhere to AMC 15.70.080A , which specifies the nighttime allowable limit for noise at the property line, emitted by an Industrial property and received by residential properties as 65 dBA.

Some community members had concerns about neighbors not receiving notices in the mail, but it was determined that they were outside the applicable outer boundary of land subject to notice.

The Sand Lake Community Council takes their attendance via an email list that does not include individual's names. The following is the attendance list provided by the SLCC for this meeting:

liz@lizvazquez.us
chad.colliander@gmail.com
swiss.linda@gmail.com
carolashlock@aol.com
antonev95@proton.me
kellisuelee@yahoo.com
karireese3@gmail.com
eoleaf@icloud.com
peter.heninger@gmail.com
kailapfister@gmail.com
robert.hayes@gssiak.com
richard.walsh42@gmail.com
fetter@me.com
takubritt@gmail.com
boeing727@me.com
denmermr@gmail.com
sgriggs@afognak.com
arborsurv@gmail.com
evelynoctuk@gmail.com
mariettaohall@gmail.com
amhartman95@gmail.com

Community Meeting Notification: Polen Park Snow Disposal Site

Sand Lake Community Meeting
Date & Location:

MAY 13 @ 6:30 PM

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

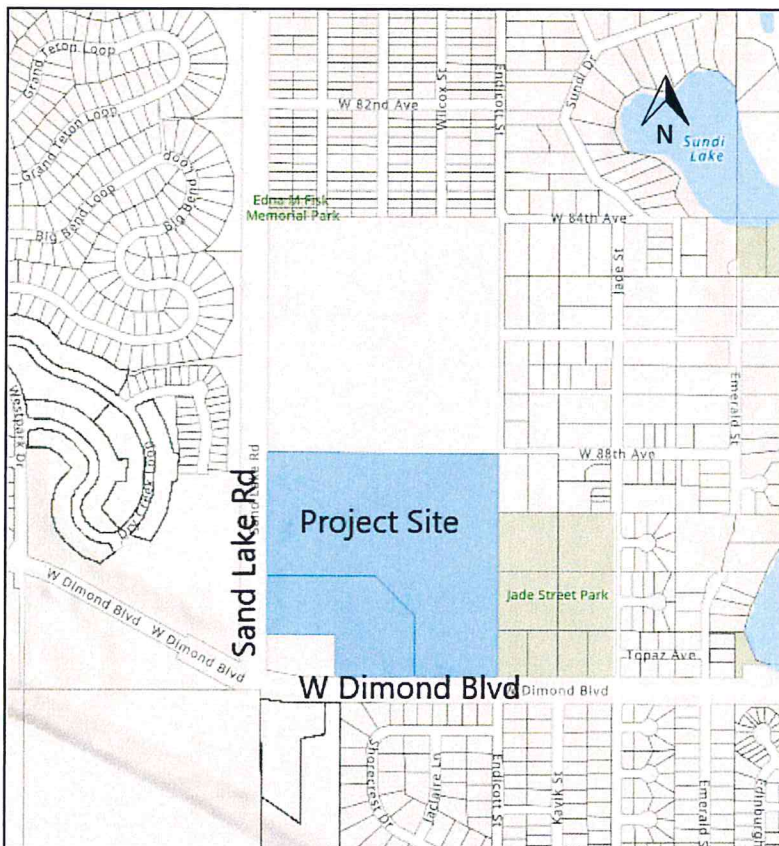
Please check the community council page at communitycouncils.org for any meeting changes.

S4 Group, LLC will be presenting a Conditional Use Permit for a Snow Disposal Site to the Sand Lake community council at their regularly scheduled May meeting.

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 35 acres is located north east of the intersection of Sand Lake Road and West Dimond Blvd, described as Polen Park Subdivision Tract 1 & Tract 2.

For more information go to: s4ak.com/notice



«Name»

«Street»

«city», «state» «zip»



Polen Park Snow Site
Summary of Community Meeting
June 11, 2024

MOA Planning Division Director
4700 Elmore Road
Anchorage, AK 99507

179 notices were mailed on 05/24, 0 returned, see attached for content of notices.

Date: 06/10/2024 @ 6:30 PM
Location: Sand Lake Elementary School Front Yard
Subject: Polen Park Snow Site CUP

This community meeting was held by the Sand Lake Community Council on June 10th, 2024. The presentation and questions lasted approximately 20 minutes and covered the details of the proposed CUP, as well as the timeline, and process of the project. The previous May 13th Sand Lake Community Council meeting was also attended and presented at, prior to this presentation. The meeting started at 6:32 and 32 people were present. The following is a brief summary of the questions and comments made by the community.

Q: Will this affect wells in the area?

A: This use is not expected to affect any nearby wells or well water.

Q: What about trash?

A: There will be litter removal happening regularly.

Q: What about the traffic impact of the snow site?

A: We do not believe that this use will have a significant impact on traffic patterns. Snow is usually hauled outside of heavy traffic periods.

Q: Will they dump every night?

A: Snow will be hauled to the snow site when there is snow to haul. The site will be open 24 hrs a day during the winter snow season.

Q: Is there a height requirement?

A: The maximum height for the snow site is 35 feet.

Q: Why can't this be located somewhere else?

A: There is an increased need for sites to store snow, it is up to property owners to decide if they would like a snow site on their property.

Q: Will this be used as residential in the future?

A: Part of this site is zoned R-2M and residential development is expected on the site in the future.

Q: Is there a pecking order to which AS&G snow site is used first?

A: The decision on which snow site is used is based on availability and proximity.

Q: Do you have a hydrology report or a drainage plan?

A: A drainage plan and related hydrology information will be provided and reviewed throughout the application process.

Q: Is this the finished design?

A: This is the preliminary design, the site design will likely change throughout the review process.

Concerns were voiced regarding little spread from the snow site, the viability of having a snow site on top of a gravel pit, and well impacts from the use.

The Sand Lake Community Council takes their attendance via an email list that does not include individual's names. The following is the attendance list provided by the SLCC for this meeting:

dgriggs@afognak.com
reese.karin15@gmail.com
karireese3@gmail.com
amhartman95@gmail.com
aksnowden@hotmail.com
marianneelson@gmail.com
907sasquatch@gmail.com
byrdlane@alaskan.com
smtrumpower@gmail.com
kmccconnell3@gmail.com
chad.colliander@gmail.com

Community Meeting Notification: Polen Park Snow Disposal Site

Sand Lake Community Meeting
Date & Location:

JUNE 10 @ 6:30 PM

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

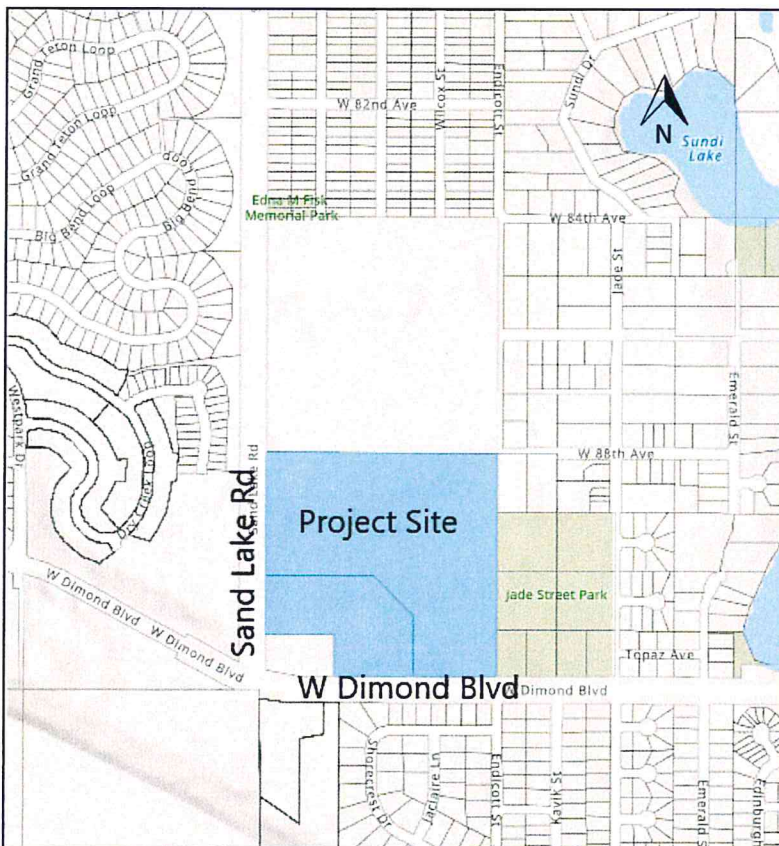
Please check the community council page at communitycouncils.org for any meeting changes.

S4 Group, LLC will be presenting a Conditional Use Permit for a Snow Disposal Site to the Sand Lake community council at their regularly scheduled June meeting.

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 35 acres is located north east of the intersection of Sand Lake Road and West Dimond Blvd, described as Polen Park Subdivision Tract 1 & Tract 2.

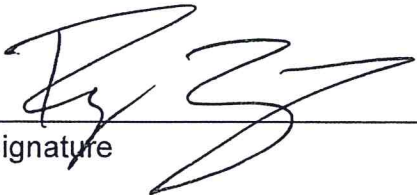
For more information go to: s4ak.com/notice



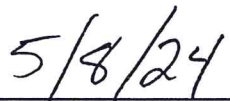
ANCHORAGE SAND & GRAVEL CO INC
1040 O'MALLEY ROAD
ANCHORAGE, AK 99515-3032

Letter of Authorization

I, Ryan 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 and 2, Tax IDs 001-201-92 and 001-201-93, authorize S4 Group, LLC 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
Brian Gray	Chair of the Board / CEO	1150 West Century Ave, Bismark, ND 58503
Stephen Essoyan	Region President	655 West 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 / CFO	1150 West Century Ave, Bismark, ND 58503
Linda Gerwin	Controller	1040 O'Malley Road, Anchorage, AK 99515
Karl Liepitz	Secretary	1150 West Century Ave, Bismark, ND 58503
Benjamin Carlson	Region VP of Operations	655 West Clay Street, Stockton, CA 95206
Dani Krause	Assistant Secretary	1150 West Century Ave, Bismark, 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	Corporation	1040 O'Malley Road, Anchorage, AK 99515

Attach this sheet to your application form

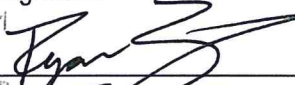
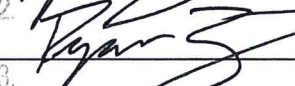
Accepted by:	Date	Application for	Case Number
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Supplemental Form: *ADDITIONAL PETITIONERS*

ADDITIONAL PETITIONERS:

Applicants for an entitlement involving more than one property description and owned by more than one individual are required to provide the name, legal description of property owned, and signature of each petitioner. Persons signatory to this application supplement are deemed to be petitioners (use additional paper if necessary)

We, the undersigned, hereby apply for: conditional use permit

Signature	Name (printed or typed)	Legal description of property owned within petition area
1. 	AS&G	Polen Park Tract 1
2. 	AS&G	Polen Park Tract 2
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

Attach this sheet to your application form

Accepted by:	Date	Application for	Case Number
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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: Polen Park Snow Site
- Project Location, Tax ID, or Legal Description: Polen Park Tracts 1 & 2
Tax IDs: 011-201-92, 011-201-93
- 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:

ABC **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:

- | | | | |
|--|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:

[Signature]

5/8/24

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).

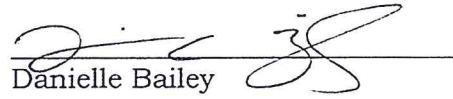
2. Special Limitation: Obtain major site plan approval for Tracts 2 and 3 that demonstrate a site plan and design intent meeting the description of small-scale commercial in the *West Anchorage District Plan*.

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