

**PLANNING DEPARTMENT
CURRENT PLANNING DIVISION
CONDITIONAL USE**

DATE: September 9, 2024

CASE NO: 2024-0087

APPLICANT: Ryan Zins (Alaska Sand & Gravel)

REPRESENTATIVE: Craig Bennett (S4 Group, LLC)

REQUEST: Conditional Use for Snow Disposal Site

LOCATION: Generally located east of Sand Lake Road, south of West 82nd Avenue, west of Jade Street, and north of West Dimond Boulevard

LEGAL DESCRIPTION: Tracts 1 & 2, Polen Park Subdivision

COMMUNITY COUNCILS: Sand Lake

TAX NUMBER: 011-201-92-000 & 011-201-93-000

GRID: SW2324

SITE AREA: 34.87 Acres (10 +/- Acres for snow storage)

CURRENT LAND USE: Vacant Land/Land Reclamation

TOPOGRAPHY: Sloped (14% average between both tracts)

ZONING: PLI: Public Lands and Institutions District (Tract 1), R-2M SL: Mixed Residential District (Tract 2)

ATTACHMENTS

1. Map
2. Application
3. Reviewing Agency and Public Comments
4. Affidavit of Posting
5. Historical & Supporting Information

COMPREHENSIVE PLAN

Classification: Tract 1: Other Open Space, Tract 2: Compact Mixed Residential Low – Anchorage 2040 Land Use Plan

SURROUNDING AREA

| | <u>NORTH</u> | <u>EAST</u> | <u>SOUTH</u> | <u>WEST</u> |
|-----------|--------------------------------|--|---|------------------------------|
| Zoning: | PLI | R-2A; PLI | R-1 | R-1A |
| Land Use: | Public Lands & Institutions | Single-Family Residential; Jade Park | Single-Family & Multifamily Residential | Single-Family Residential |

REQUEST AND BACKGROUND

This is a conditional use application for a snow disposal site. This site is zoned PLI and R-2M, is approximately 35 acres, and does not contain any wetlands. Snow storage operations would take place during the winter months between September and April.

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.

During the 2022-2023 and 2023-2024 winter seasons, all available private snow disposal sites within the Anchorage bowl reached capacity. Excessive amounts of snow stored in current sites may not thaw completely over the summer. This 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.

The snow storage area on this 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. A 6-foot-high vegetated berm 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. 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.

This project is located on Tracts 1 and 2, Polen Park Subdivision. Tract 1 is approximately 28.86 acres in size and is currently being used for land reclamation. Tract 2 is approximately 8.00 acres in size and is currently being used for land reclamation. Access to this site is gated.

The site is currently accessed by an existing State of Alaska permitted driveway along Sand Lake Road with a paved 50-foot apron from the traveled right-of-way.

PRE-APPLICATION CONFERENCE AND COMMUNITY MEETING

A pre-application conference was held on April 26, 2024, in accordance with 21.03.080C.2.

The community meetings were held with the Sand Lake Community Council on May 13, 2024, and June 10, 2024, in accordance with 21.03.080C.3.

DEPARTMENTAL COMMENTS

Parks and Recreation, Private Development, and Watershed Management all had comments regarding this Snow Disposal Site. The other reviewing agencies had no objection. Their comments are attached.

PUBLIC COMMENTS

Two-hundred-sixty-two (262) public hearing notices were mailed on August 19, 2024. As of this writing one response has been received from the public. The Sand Lake Community Council did not provide comments.

FINDINGS

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.**

This criterion is met.

The following goals and policies from *Anchorage 2020* and *Anchorage 2040* are furthered by this snow disposal project:

Anchorage 2040 Land Use Plan

- *Policy 1.1: Use the Anchorage 2040 LUP in concert with area-specific plans as a framework to guide decisions on future development patterns, land uses, and allocations of growth.*

The Comprehensive Plan designates this site as “Other Open Space” and “Compact Mixed Residential Low”, and neither of these designations envision a snow disposal site. However, the existing zoning is PLI and R-2M SL districts, and snow disposal sites are allowed in the PLI and R-2M districts with conditional use approval. In this case, the PLI and R-2M district regulations govern the use of the property.

Anchorage 2020

- *Policy 30: Transportation and land use policies and programs shall include: a) Multi-modal and intermodal access, including commuter rail and transit service; 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.*

Private snow disposal sites are a land use that Anchorage needed more of during the last two winters. Snow from private residential and commercial parking lots and roofs contributed to large snow piles on property recently, which can be a hazard. Unpermitted snow disposal sites were also a problem.

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

There are no streams or wetlands on the property.

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

Pedestrian movement in the winter depends on snow removal from driveways, drive aisles, sidewalks, and pedestrian pathways.

West Anchorage District Plan

- *Transportation Objective #5: Ensure that roads and walkways 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 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.

This criterion is met.

There are no applicable district specific standards in the PLI district.

1. Purpose

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

There are applicable district specific standards in the R-2M district. This development meets the criteria of these standards.

1. 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 30 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.

2. District-Specific Standards

- a. Residential buildings shall contain no more than eight dwelling units.*
- b. The maximum length of a building elevation that is 30 feet or more in height at any point shall be 150 feet. Otherwise, the maximum length shall be 180 feet.*
- c. The minimum side setback established in Table 21.06-1 for multifamily dwellings in the R-2M district is reduced from 10 feet to 5 feet, provided the building elevation facing the side lot line is:
 - i. No more than 72 feet in length, in order to be compatible in scale to a single-family dwelling or duplex; or*
 - ii. No more than 48 feet in length without a recess in its wall plane, such that the remaining portion of the building elevation has a minimum side setback of at least 15 feet, in order to appear as an arrangement of smaller, connected structures with backyard space.**
- d. The minimum side setback established in Table 21.06-1 for all residential development is five feet when the total building area is 5,000 square feet or less, and ten feet when total building area is over 5,000 square feet.*

The purpose statement of the PLI and R-2M districts do not discuss snow disposal sites. The intent of the PLI district is public and quasi-public civic, administrative, and institutional uses, the intent of the R-2M district is medium density residential.

This snow disposal site will be limited in its operation to ten (10) years, this is in conjunction with the approved Land Reclamation Conditional Use (Case 2023-0030). The existing Land Reclamation Conditional Use at this site is in preparation to become a future park and sports field within Tract 1 and a Multifamily development within Tract 2. This Conditional Use Permit expires on May 1, 2034. A snow disposal site is permitted through the acquisition of a Conditional Use Permit in the PLI and R-2M zoning districts.

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

21.05.060E, Industrial uses: Definitions and use-specific standards, Waste and Salvage

8. Snow Disposal Site

a. Definition

An area used for the concentrated storage and disposal of snow transported to that site from other locations. For the purposes of this section, an entire Airport District is considered a single location.

b. Use-Specific Standards

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 or water body.

This standard is met.

There are no Class A or B wetlands, or mapped streams or waterbodies within 100 feet of the petition site. The nearest Class A wetland is located approximately 1,388 feet to the east. The nearest stream or waterbody is approximately 1,388 feet to the east.

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.

This standard is met.

These parcels combined are 1,518,897 square feet in size. The area that will be used for proposed snow storage is approximately 435,600 square feet (10 Acres).

(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.

This standard is met.

The petitioner has indicated in their application that snow piles will not exceed 35 feet in height. This site is located within 500 feet of residential districts to the east, west, and south of this proposed snow dump.

(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.

This standard may be met.

The petitioner has indicated in their application that the 50-foot setback along all four sides will be met. The site plan provided is missing setback dimensions from the snow disposal site to property lines.

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.

This standard is met.

The petitioner has indicated in their application berms along the west and a portion of the south property lines. The remainder of this site is 30 feet below grade within a depression. The berms and grade depression define the snow storage area on this site.

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.

This standard may be met.

The petitioner has indicated in their application that they will construct six-foot berms along the west and a portion of the south property lines. An earthen berm or a screening structure (ornamental fence or wall) at least six feet high is required along the remainder of the southern property line abutting West Dimond Boulevard, and the eastern property line abutting Jade Park. These berms or screening structure will provide screening and contain snow melt in the applicable manner. In accordance with this provision, it shall be added as a condition of approval that the petitioner vegetate each berm with turf-grass or the equivalent to provide additional screening and to assist in stabilizing the berm.

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.

This standard may be met.

The petitioner has indicated in their application that drainage and meltwater will be maintained on site, with no need to enter the stormwater infrastructure. A drainage design that meets the 2017 Anchorage Stormwater Manual, Volume 1, Management and Design Criteria (Design Criteria Manual Chapter 2 – Drainage) 8.0 Snow Storage Requirements was not provided.

The petitioner indicated in their application the inclusion of the 2023 Brailey letter and Groundwater Monitoring Report. A copy of this information was not included.

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.

There are residential districts within one-half mile to the north, south, east, and west of the petition site. As such, the requirement to not exceed the standards of AMC 15.70.080A. shall be added as an on-going condition of approval.

(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.

The petitioner had indicated in their application that employees will monitor trash pickup and removal. Dust will be monitored and mitigated by use of Calcium Chloride or Magnesium Chloride. It shall be added as a condition of approval that the petitioner submit a dust and litter control plan to place on file with planning staff.

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.

This criterion is met.

The project site contains two parcels approximately 34.87 acres in size. The proposed snow disposal site will be approximately 10 acres in size spanning both Tract 1 and 2.

Tract 1 is approximately 26.86 acres with 684 feet of frontage along Sand Lake Road and 468 feet of frontage along West Dimond Boulevard. The minimum requirements for the PLI district are 6,000 square feet and 50 feet of frontage.

Tract 2 is approximately 8.00 acres with 329 feet of frontage along Sand Lake Road and 439 feet of frontage along West Dimond Boulevard. The minimum requirements for the R-2M district are 6,000 square feet and 50 feet of frontage.

The application does not provide a noise study to verify that this 24-hour 7 days a week snow disposal site will comply with the maximum of 70 decibels between 7:00 am and 10:00 pm, and 65 decibels between 10:00 pm and 7:00 am at the receiving property line, as required by AMC 15.70.080A.

The application states that there will be no permanent lighting on the site. The lighting will be industrial machinery.

The application needs to provide a landscape plan showing site perimeter landscaping, in accordance with Table 21.07-5: Minimum Site Perimeter Landscaping – By Abutting District or Street.

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.

This criterion is met.

This site currently has a Conditional Use Permit for Land Reclamation. The addition of a snow disposal site at this location will not alter the character of the surrounding area or have an additional adverse impact to the surrounding properties.

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).

This criterion is met.

These two tracts of land are 34.87 acres in total acreage, with a proposed 10-acre snow disposal area spanning both tracts. The snow disposal site will be seasonal, and the hours of operation will be primarily at night and in the early morning. Snow disposal sites need to be able to operate whenever there is snow, which can be 24 hours a day and seven days a week.

The site is compatible with the adjacent properties to the north and east. The property to the north is vacant and part of the Conditional Use for Land Reclamation. The property to the east is Jade Park, which is open to the public from 6:00 am to 11:00 pm daily. There are residential neighborhoods to the south across West Dimond Boulevard (150-foot-wide right-of-way), to the northeast along the east property line of Tract 1, and to the west across Sand Lake Road (150-foot-wide right-of-way). The snow disposal site will generate additional traffic, but West Dimond Boulevard and Sand Lake Road are both classified as “Minor Arterial II” per the MOA Official Streets and Highway Plan.

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

This criterion may be met.

The application did not include a noise study to verify that the 24-hour 7 days a week operation of a snow disposal site will comply with AMC 15.70.080A. Code allows a maximum of 70 decibels between 7:00 am and 10:00 pm, and 65 decibels between 10:00 pm and 7:00 am at the receiving property line. There are

homes to the south, west, and east that may be affected by this increase in noise. Snow disposal sites typically use heavy equipment like front end loaders, bulldozers, and dump trucks. This equipment can produce additional noise from tail slapping to reverse signal alarms.

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.

This criterion is met.

The site has direct access to Sand Lake Road which is classified as a “Minor Arterial II” per the MOA Official Streets and Highway Plan. Verification from the State DOT&PF that the existing access from Sand Lake Road is permitted.

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.

This criterion is met.

Public water and sewer services are available to these parcels. The petition 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.


DEPARTMENT RECOMMENDATION

The Department recommends APPROVAL of the conditional use for a snow disposal site, subject to the following conditions:

1. This approval is subject to the petitioner’s application, narrative, and the following plans on file at the Planning Department, except as modified by these conditions of approval.
2. Resolve with Private Development and Watershed Management Services Divisions:
 - a. The snow disposal site is designed in accordance with the Design Criteria Manual, Chapter 2, Volume 1, Section 8: Snow Storage Requirements.
 - i. Soils information, a perc test, pad design, and overall grading of the site.
 - ii. The 2023 Brailey letter and Groundwater Monitoring Report

3. Submit to Planning Department:
 - a. An update site plan showing the following:
 - i. Setback dimensions from property lines to snow storage area.
 - ii. Earthen berms or screening structures along the remainder of the southern property lines abutting West Dimond Boulevard and the eastern property line abutting Jade Park.
 1. In accordance with AMC 21.05.060E.8.b.iv., all berms on-site shall be vegetated with turf-grass or the like.
 - b. A landscape plan showing site perimeter landscaping, in accordance with Table 21.07-5: Minimum Site Perimeter Landscaping – By Abutting District or Street.
 - c. Dust control plan.
 - d. A litter management plan.
4. Snow piles shall not exceed 35 feet in height.
5. Site operations shall not exceed the noise emission standards as defined in AMC subsection 15.70.080A.
6. Within one year, record a notice of zoning action and the resolution of approval with the State of Alaska Recorder's Office and provide proof to the Planning Department.
7. This snow disposal site will cease operations on May 1, 2034, in conjunction with the finalization of Phase 3 of the Land Reclamation (Case 2023-0030); unless the Conditional Use for Land Reclamation is extended to a later date.

Reviewed by:



Craig H. Lyon
Director

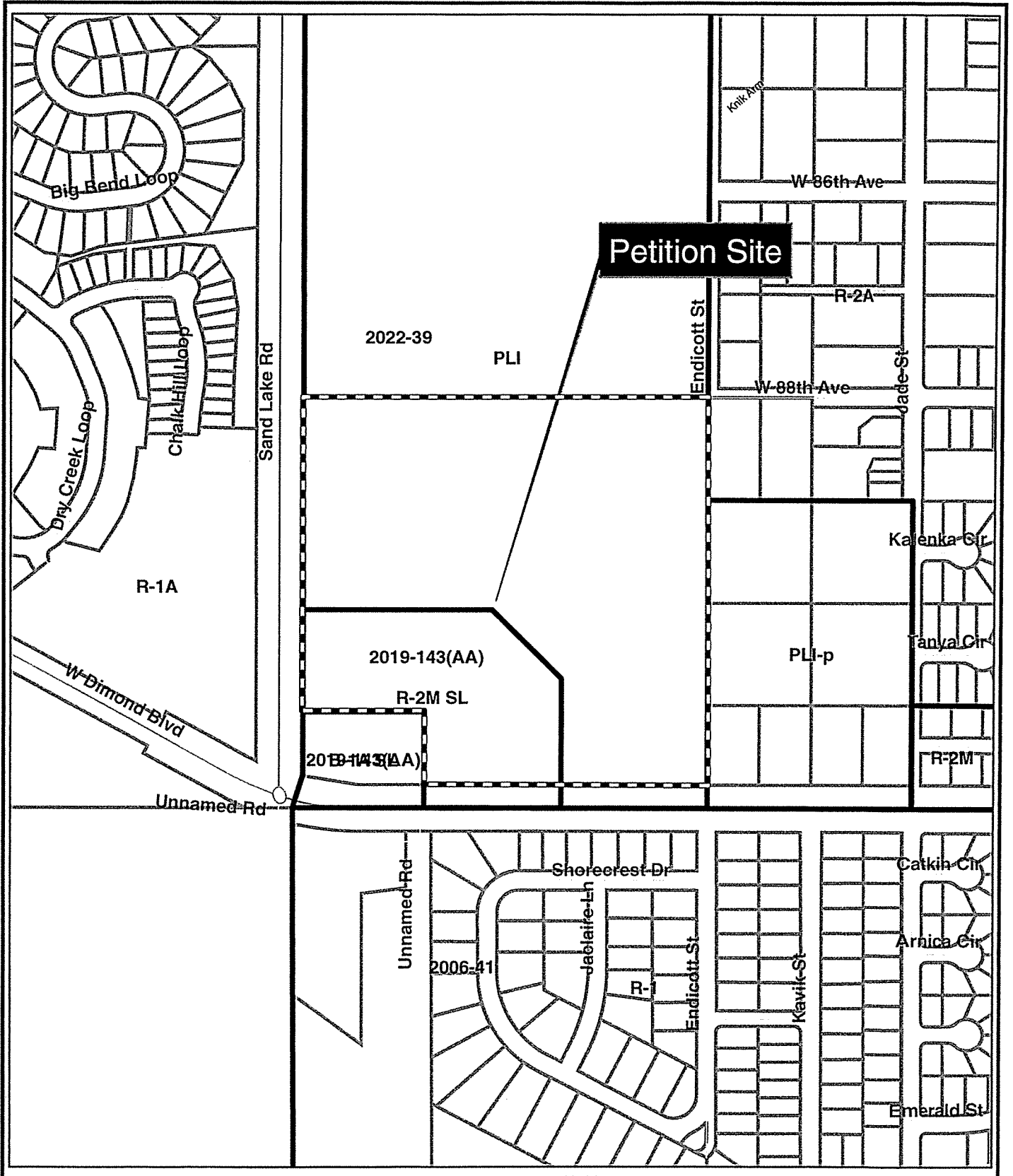
Prepared by:



Paul Hatcher
Senior Planner

(Case 2024-0087; Parcel Numbers 011-201-92-000 & 011-201-93-000)

MAPS



Municipality of Anchorage
Planning Department

Date: 7/17/2024



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.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.

CB 6/27/2024
 Signature Owner Representative Date
 (Representatives must provide written proof of authorization)

Craig Bennett
 Print Name

| | | | | |
|----------------------------------|-----------------------------------|-------------------------|----------------------------------|-------------------------------------|
| Accepted by: <u>E. Appley</u> | Poster & Affidavit: <u>2+1</u> | Fee: <u>\$10,385</u> | Case Number: <u>2024-0087</u> | Meeting Date: <u>9/19/24 P2C</u> |
|----------------------------------|-----------------------------------|-------------------------|----------------------------------|-------------------------------------|

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:

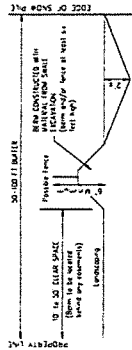
Collect any loose litter of debris in and around the snow disposal site.

WASTE TREATMENT AND DISPOSAL:

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

AS&G

Snow Storage Detail



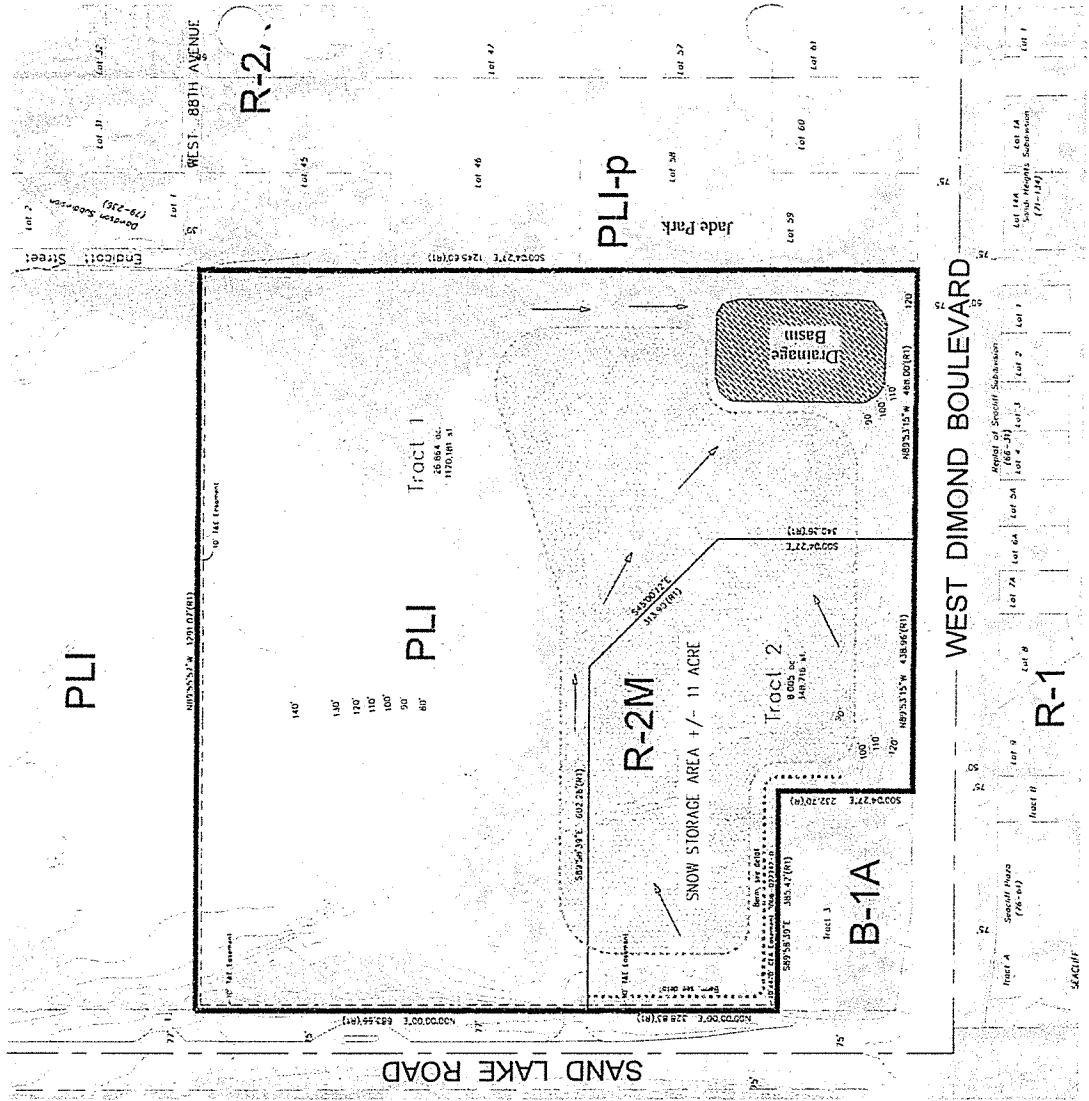
TYPICAL BERM DETAIL

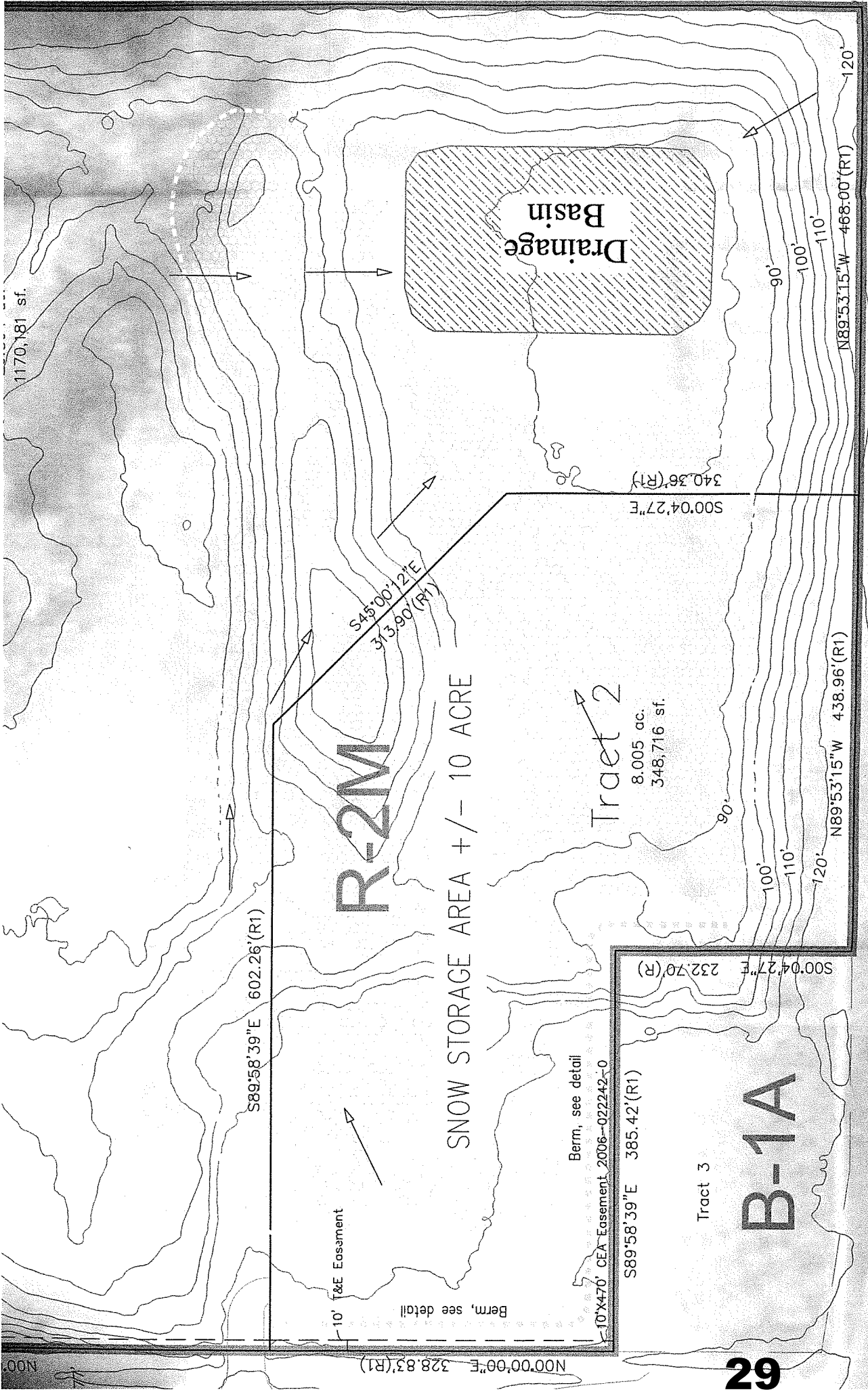
SCALE: NTS

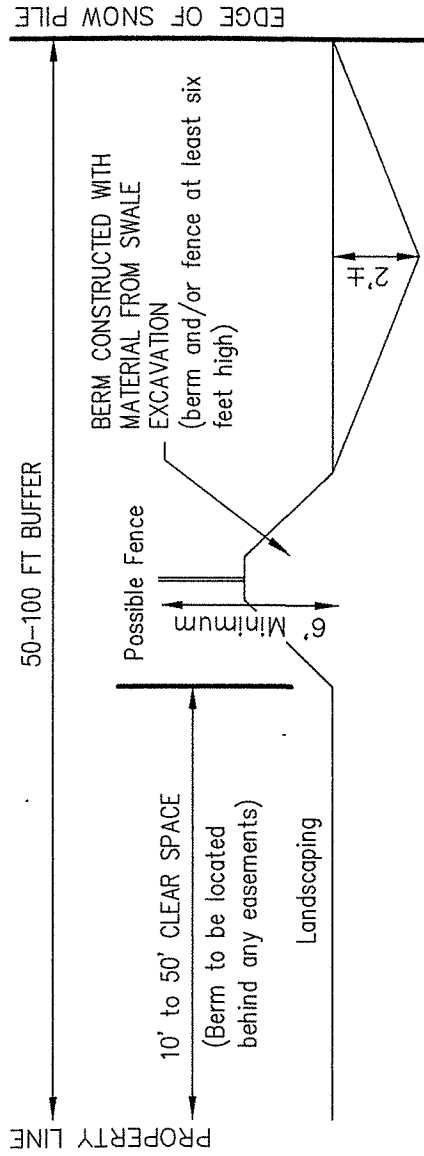
1. NOTES
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND THE STATE OF COLORADO.
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Notes:
 1. Easement granted to Chugach Electric Association, Inc., recorded July 23, 1952 in Book 7/5 of Page 351, Blanket Easement for Tract 1.

(R1) Per Plat 2019--41







TYPICAL BERM DETAIL

SCALE: NTS

SECTION 17.000 - PLANNING REGULATIONS
 17.000.010 - PLANNING REGULATIONS
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John E. Taylor, Inc. President
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 Anchorage, Alaska 99503
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 Fax: (907) 562-1234

City of Anchorage
 Planning Department
 1000 North 10th Street, Suite 100
 Anchorage, Alaska 99503
 Phone: (907) 562-1234
 Fax: (907) 562-1234

Map Scale
 1 inch = 100 feet
 1:100

GRAPHIC SCALE
 0 100 200 300 400 500 600 700 800 900 1000
 Feet

Polen Park Subdivision
 Tracts 1-3
 A Map of
 Subdivision Tract 1-3

Subdivision of the Saw 114 of Section 12 North Range 4 West, Seward Meridian, Alaska, according to the official Record of Land Management Sale by Auction, held and made public by the State of Alaska, on October 12, 1988, at 11:00 AM, at the Anchorage Convention Center, Anchorage, Alaska, as published in the Anchorage Daily News on October 12, 1988, at page 112. ALSO SCHEDULED FOR PUBLIC HEARING AND ADOPTION OF THE SUBDIVISION MAP BY THE BOARD OF SUPERVISORS OF THE CITY OF ANCHORAGE, ALASKA, ON OCTOBER 12, 1988, AT 11:00 AM, AT THE ANCHORAGE CONVENTION CENTER, ANCHORAGE, ALASKA. THIS MAP IS BEING FILED FOR RECORD IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA SUBDIVISION MAP ACT, AS AMENDED.

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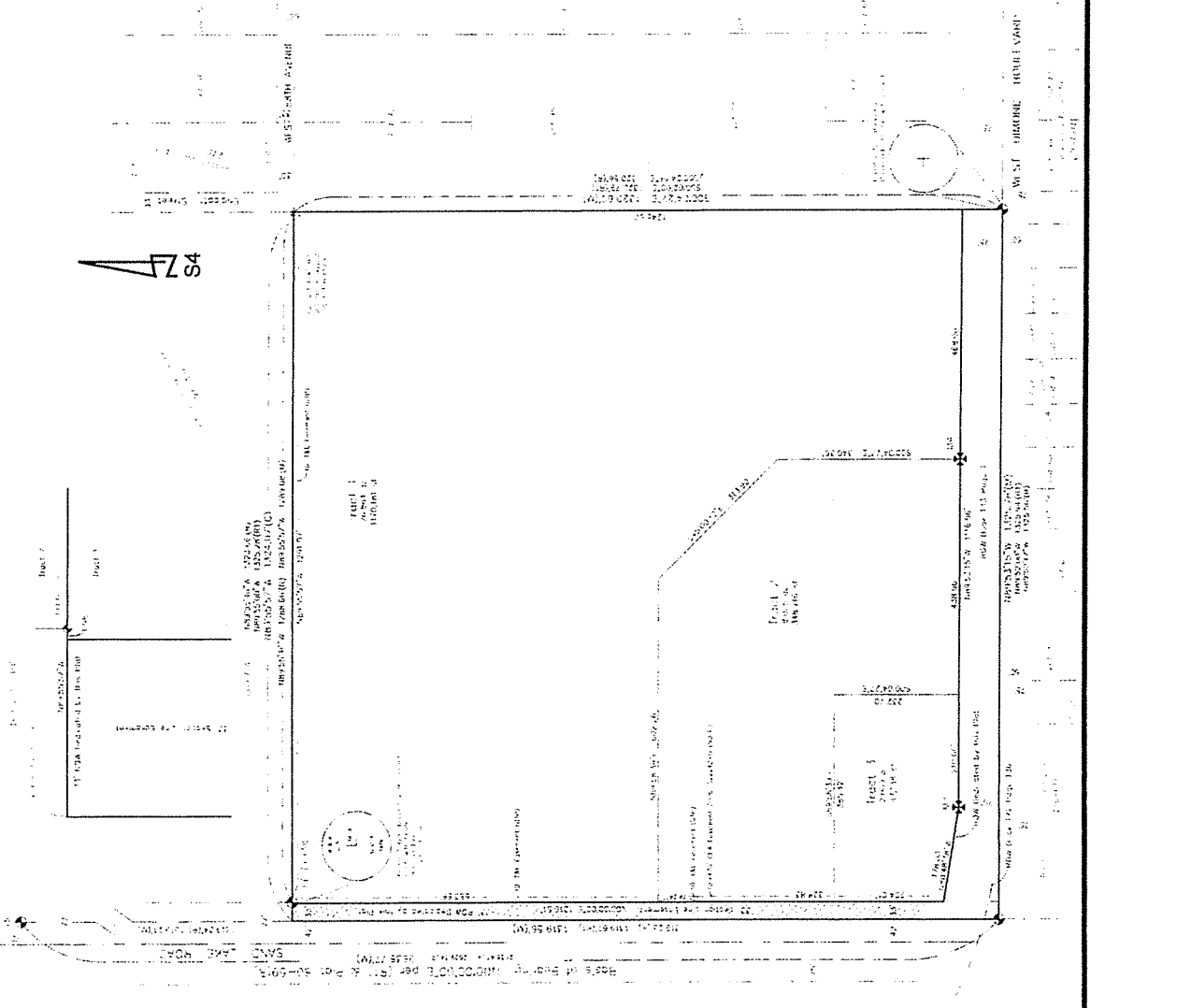
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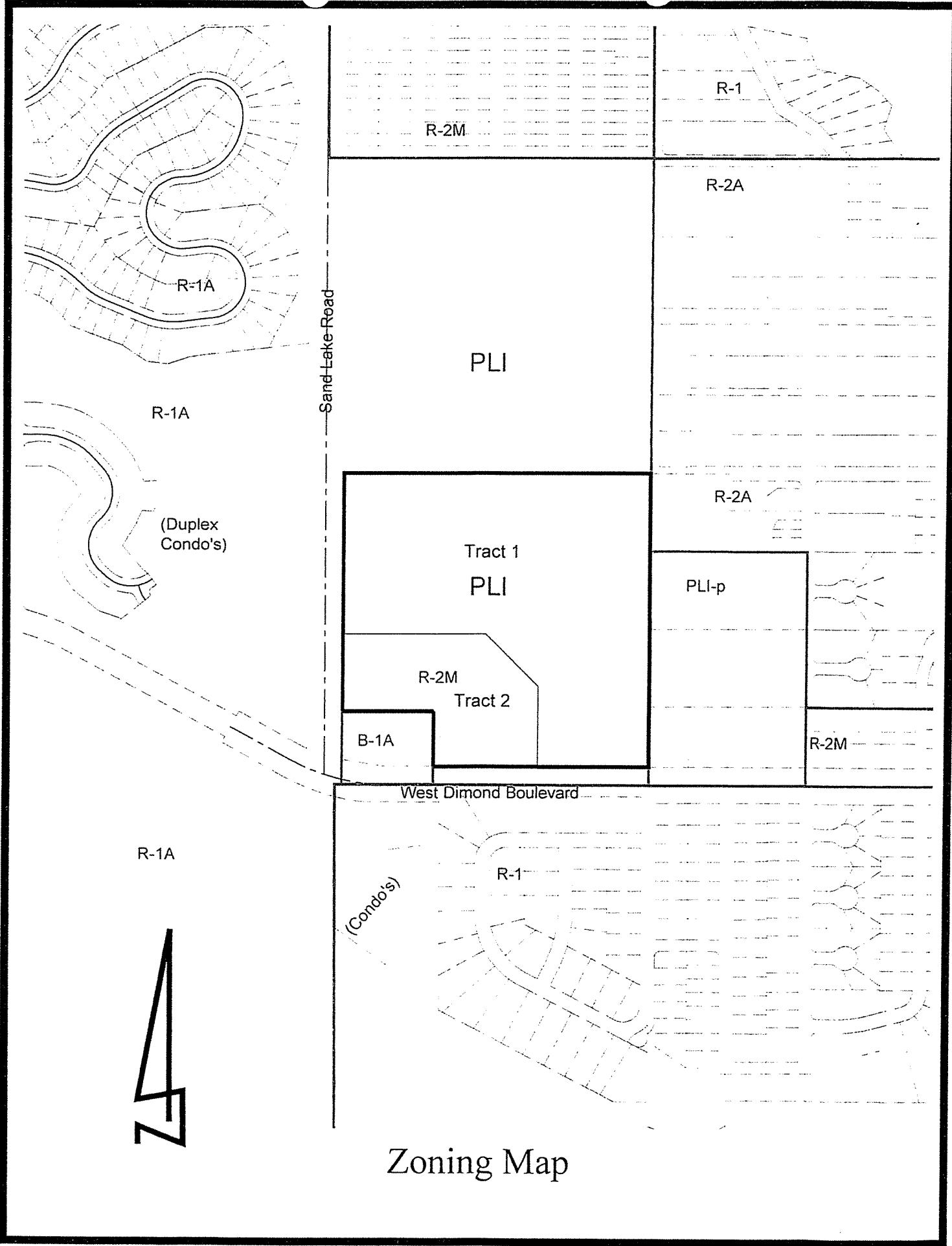
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GRAPHIC SCALE
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 Feet

Sheet 1 of 1

31



R-1A



Zoning Map



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
kari Reese3@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

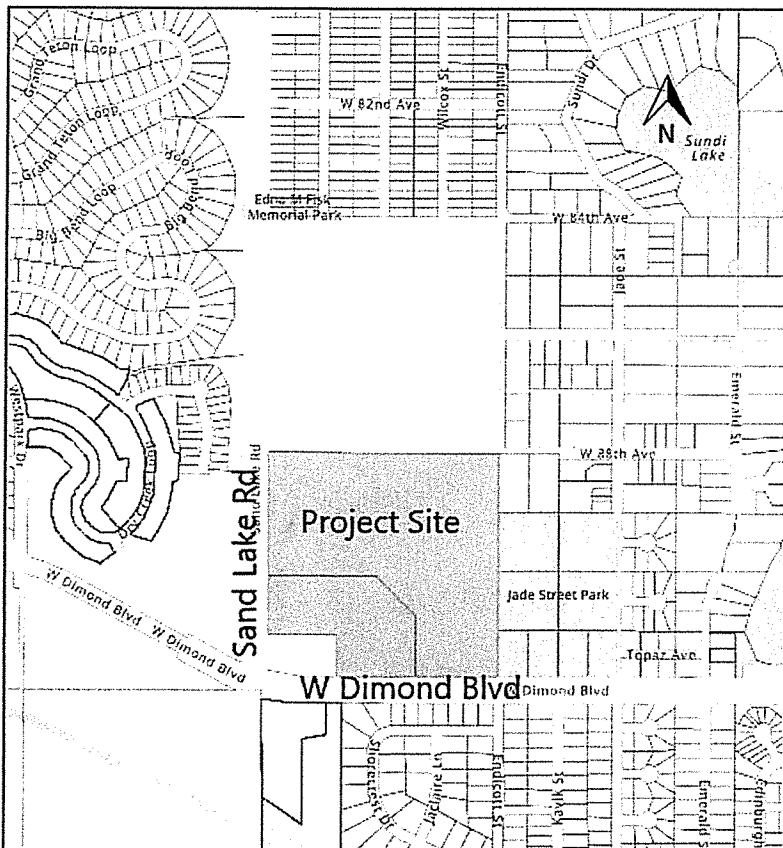
Please check the community council page at communitycouncils.org for any meeting changes.

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»

Sent by: S4 Group, LLC, E 7th Ave, Anchorage, AK 99501



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
kari Reese3@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

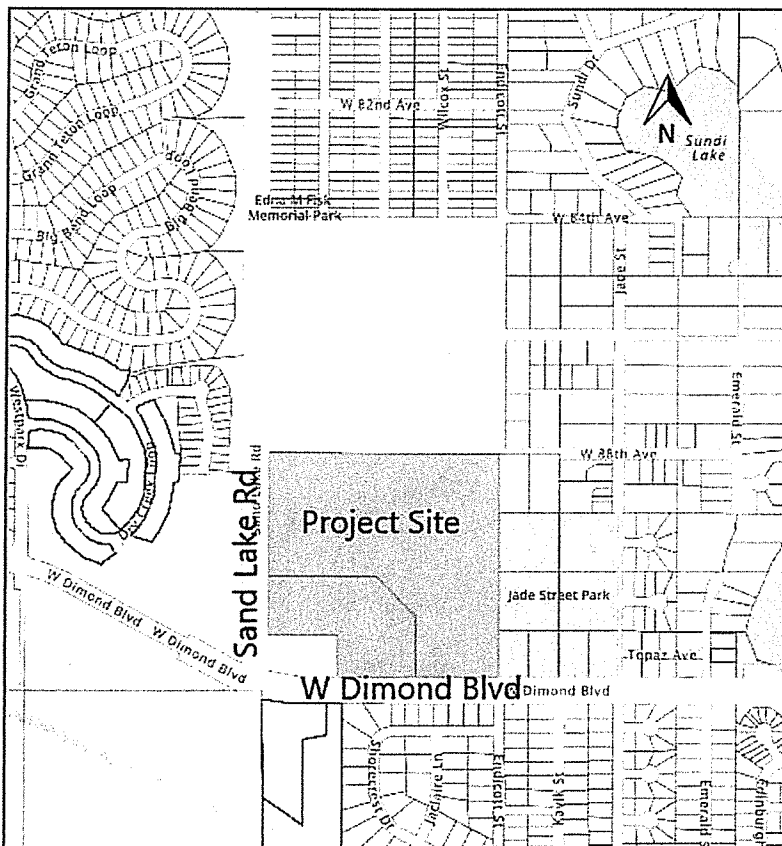
Please check the community council page at communitycouncils.org for any meeting changes.

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

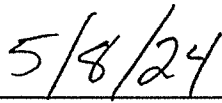
Sent by: S4 Group, LLC, E 7th Ave, Anchorage, AK 99501

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 |
| | | |
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Attach this sheet to your application form

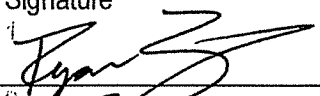
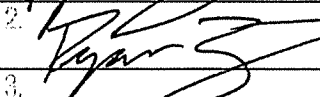
| | | | |
|--------------|------|-----------------|-------------|
| Accepted by: | Date | Application for | Case Number |
|--------------|------|-----------------|-------------|

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. | | |
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Attach this sheet to your application form

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

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:

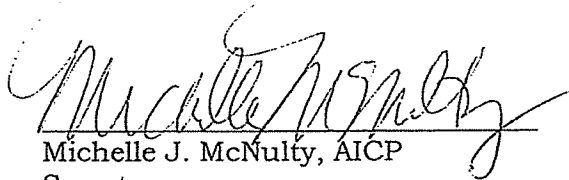
- A. The Commission makes the following findings of fact:
1. This rezone complies with the nine approval criteria for rezonings, AMC 21.03.160E. The rezone is consistent with the *Anchorage 2040 Land Use Plan Map* and the *2012 West Anchorage District Plan*. The B-1A and R-2M districts implement both *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).

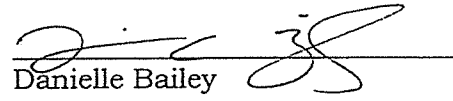
2. Special Limitation: Obtain major site plan approval for Tracts 2 and 3 that demonstrate a site plan and design intent meeting the description of small-scale commercial in the *West Anchorage District Plan*.

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

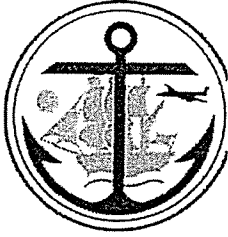


Danielle Bailey
Chair

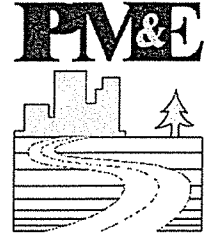
(Case 2019-0118)

fm

**REVIEWING AGENCY AND
PUBLIC COMMENTS**



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: August 12, 2024

RECEIVED

To: Dave Whitfield

AUG 15 2024

FROM: Kyle Cunningham

SUBJECT: Cases 2024-0087: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the September 9, 2024 Planning and Zoning Commission hearing:

- 2024-0087 – Tracts 1 and 2, Polen Park Subdivision (Plat 2019-41);
 - Abide by design standards in Anchorage Stormwater Manual (DCM chapter 2) Section 8: Snow Storage Requirements and provide documentation to WMS and Private Development showing that standards are met prior to approval.
 - WMS has not yet been routed much of the documentation and information that is required by Section 8, including but not limited to a soils report, groundwater investigation, and pad design.
 - The location of the drainage basin is inconsistent between the figures included in the Application and the Reviewing Agency Routing documents.
 - The “2023 Brailey letter and Groundwater Monitoring Report” referred to in the Application were not included in the routed materials.
 - Are there any private wells located within 200’ of the proposed snow disposal site? Snow disposal sites are not permitted within 200’ of a Class A or B well or within 150’ of a Class C well as per the DCM chapter 2, Section 8 and the ADEC Snow Disposal Area Siting Guidance document.

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Suzanne LaFrance

RECEIVED

AUG 12 2024

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: August 8, 2024
TO: Paul Hatcher, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: PZC Case 2024-0087

Case 2024-0087 – Conditional Use Permit for a snow disposal site.

Department Recommendations:

The Private Development section has the following comments for the proposed Snow Disposal Site:

General comments:

There is not enough information provided for Private Development to make a decision on this site plan. We need soils information, a perc test, and an overall grading and drainage plan depicting the proposed contours and drainage arrows.

The engineer must demonstrate that runoff will remain on site and can not adversely impact neighboring parcels and rights-of-way. There is storm drain in Dimond Boulevard that may provide an overflow path.

The snow disposal site shall be designed in accordance with the Design Criteria Manual Chapter 2, Volume 1, Section 8: Snow Storage Requirements.

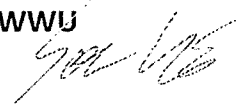
A fill and grade permit from Building Safety may be required for this work.

MEMORANDUM

RECEIVED

AUG 09 2024

DATE: August 09, 2024
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Decision date: September 09, 2024
Agency Comments due: August 12, 2024



AWWU has reviewed the materials and has the following comments:

2024-0087 TRACTS 1 AND 2, POLEN PARK SUBDIVISION (PLAT 2019-41) – Conditional Use Permit for a snow disposal site, Grid # SW2324.

1. AWWU has no comments or objections to this Conditional Use Permit.

If you have any questions pertaining to public water or sewer, please call (907) 564-2757 or send an e-mail to seth.wise@awwu.biz.



Kimmel, Corliss A.

RECEIVED

From: Hickok, Tanya S.
Sent: Wednesday, August 7, 2024 2:54 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Hatcher, Paul A.; Keegan, Taylor H
Subject: RE: 2024-0087 Request for Reviewing Agency Comments

AUG 07 2024

Hello All,

MOA Parks and Recreation's biggest concerns regarding the proposed Snow Disposal Site include making sure drainage from the snow dump does not infiltrate to Jade Park, as well as making sure trash from the snow dump does not get blown over to the park for us to clean up. Perhaps there could be a condition of approval regarding daily trash pickup onsite, as well as the immediate surrounding properties? Thank you for the opportunity to comment.

Best,
Tanya



Tanya S. Hickok, P.E.
Senior Park Planner / Project Manager
Municipality of Anchorage Parks and Recreation
P 907.343.4135 W www.muni.org/Parks



From: Keegan, Taylor H <taylor.keegan@anchorageak.gov>
Sent: Friday, July 19, 2024 2:16 PM
To: Hickok, Tanya S. <tanya.hickok@anchorageak.gov>
Subject: FW: 2024-0087 Request for Reviewing Agency Comments

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, July 19, 2024 2:15 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2024-0087 Request for Reviewing Agency Comments

Hello all. Attached please find our routing Coversheet for the above referenced Case No. 2024-0087 (Conditional Use for Snow Disposal Site), which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 09/09/24. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2024-0087 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18044>.

Blake, Lori A.

From: Walters, Michael S.
Sent: Wednesday, July 31, 2024 6:25 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2024-0087 Request for Reviewing Agency Comments

RECEIVED

AUG 01 2024

ROW has the following comments for case number 2024-0087.

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

Traffic Engineering Department



MEMORANDUM

RECEIVED

DATE: July 29, 2024

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: 2024-0087 Conditional Use for Snow Disposal Site
Tract 1 and 2, Polen Park Subdivision (Plat #2019-41)

JUL 30 2024

Traffic Engineering has no objection to approval of this conditional use permit for a permanent snow disposal site. Parcels have direct access off Sand Lake Road which is classified as Minor Arterial roadway. Site currently has three approved access points to this roadway.



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

July 24, 2024

RECEIVED

JUL 24 2024

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:

• **2024-0087 – Polen Park ASG CUP Snow Disposal Site**

- No objection to the proposed conditional use permit
- Alaska Sand and Gravel already has driveway permits and ATC in place for their fill operations on the site and DOT&PF has determined that the snow disposal operations does not constitute a significant change in use, so no permit updates are required.
- The proposed snow disposal site shows that all snowmelt runoff will be kept on site. However, if future runoff capacity exceeds storage capacity and runoff is anticipated to leave the site the applicant will need to review their drainage plan and apply for a DOT&PF storm drain connection permit.
- Trackout has been an issue for this site in the past. Applicant will be required to remove any trackout deposited onto Sand Lake Road.

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

“Keep Alaska Moving through service and infrastructure.”

Blake, Lori A.

From: Wilson, Karleen K.
Sent: Monday, July 22, 2024 2:24 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: FW: 2024-0087 Request for Reviewing Agency Comments
Attachments: 2024-0087 Routing Coversheet.pdf

RECEIVED

JUL 22 2024

No comments.

Regards,

Karleen Wilson
Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
[Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, July 19, 2024 2:15 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2024-0087 Request for Reviewing Agency Comments

Hello all. Attached please find our routing Coversheet for the above referenced Case No. 2024-0087 (Conditional Use for Snow Disposal Site), which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 09/09/24. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2024-0087 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

[https://www.muni.org/CityViewPortal/Planning/Status?planningId=18044.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18044)



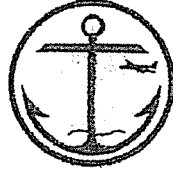
Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

Public Comments: 2024-0087

| Commenter | Email | Phone Number | Submitted |
|---------------------|---|--------------|----------------------|
| Andrea Snowden | | | 8/5/2024 11:49:32 PM |
| Anchorage, AK 99502 | <p>I strongly oppose the conditional permit for Alaska Sand & Gravel's snow disposal at the Polen Park Subdivision (Planning and Zoning Commission Case No. 2024-0087). The threat to local private wells and increase in large vehicle traffic on Sand Lake Rd is of great concern to me and should outweigh the money that Alaska Sand & Gravel would make with this permit.</p> <p>There are many homeowners on private wells nearby (some probably pre-dating any city well logs) that would be in danger of hazardous chemicals from snow dumped at this site getting into their water. Although AK Sand & Gravel may try to dump only "clean" snow, there is no guarantee of that.</p> <p>With all of the chemicals from de-icing fluids at the airport, if there is any probability that these chemicals end up in the soil and eventually in the well water of nearby residents, this permit should be denied.</p> <p>There are also too many large commercial dump trucks already slowing down traffic on Sand Lake Rd (because of Alaska Sand & Gravel) that it is becoming dangerous. And the snow dumping at all hours of the day and night would be very disruptive for local residents.</p> | | |

**AFFIDAVIT
OF POSTING**



AFFIDAVIT OF POSTING

CASE NUMBER: 2024-0087

I, Kate Savel 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 CUP. The notice was posted on 7/3/24 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 3rd day of July, 2024.

[Signature]
Signature

LEGAL DESCRIPTION

Tract or Lot: Tract 1 & 2

Block: _____

Subdivision: Polen Park



NOTICE OF PUBLIC HEARING
 (Municipality of Ecological Planning Department)

Z

Case Type: Continental U.S.C.

Case Number: 0024-0077

Public Hearing Location:
 Treatment Plant
 2200 West Street
 Chicago, IL 60612

PLEASE NOTE:

This public hearing is for the proposed site and project and a Public Hearing Committee report is available at the hearing.

0024

00

**HISTORICAL &
SUPPORTING
INFORMATION**

**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.

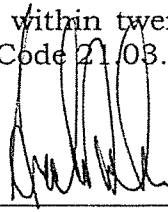
12. The list of acceptable fill materials is as follows: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition,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

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

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:

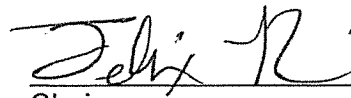
7
8 **A. Obtain major site plan approval for Tracts 2 and 3, unless a higher**
9 **level of review is required. The site plan for Tract 3 shall**
10 **demonstrate the design intent of 'Small-Scale Commercial' in the**
11 **West Anchorage District Plan. [OBTAIN MAJOR SITE PLAN**
12 **APPROVAL FOR TRACTS 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.**

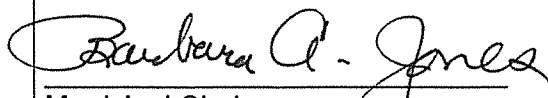
18
19 **C. Parking lots in the B-1A district shall be located beside or behind**
20 **businesses.**

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 _____
38 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.

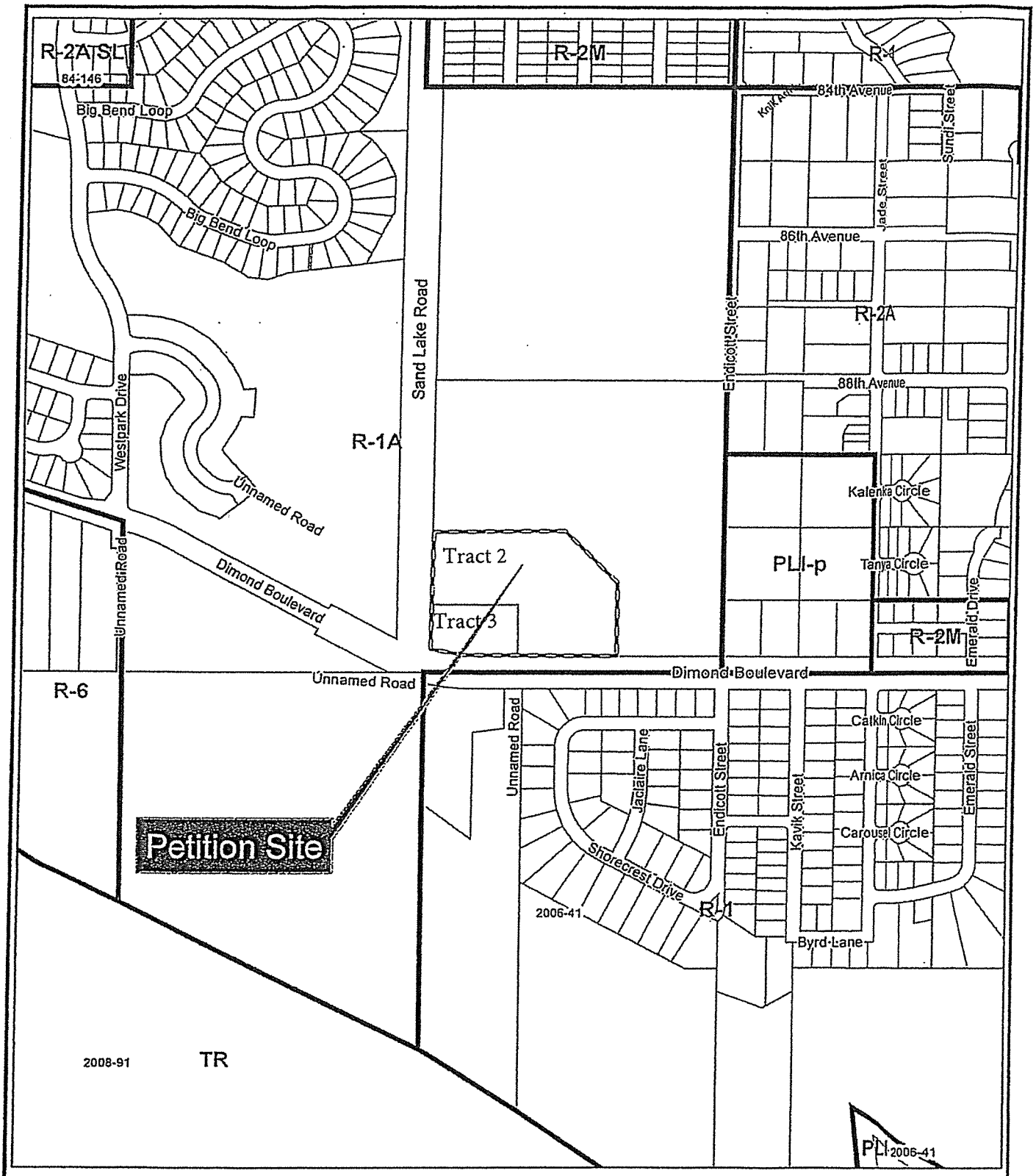
3
4 The B-1A district is intended for small, compact commercial sites or areas within or
5 surrounded by residential areas. The district is applied to encourage the provision
6 of small scale retail, office, and service uses compatible in scale and character with
7 adjacent residential uses, and providing 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:

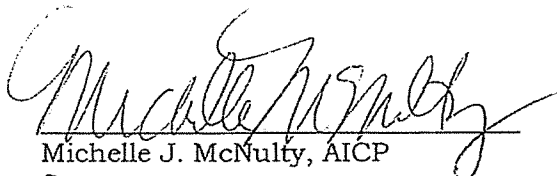
- A. The Commission makes the following findings of fact:
1. This rezone complies with the nine approval criteria for rezonings, AMC 21.03.160E. The rezone is consistent with the *Anchorage 2040 Land Use Plan Map* and the 2012 *West Anchorage District Plan*. The B-1A and R-2M districts implement both *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).

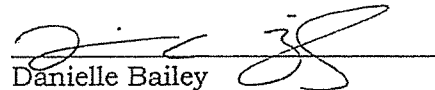
2. Special Limitation: Obtain major site plan approval for Tracts 2 and 3 that demonstrate a site plan and design intent meeting the description of small-scale commercial in the *West Anchorage District Plan*.

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