

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2024-025**

A RESOLUTION APPROVING A CONDITIONAL USE FOR A SNOW DISPOSAL SITE IN THE PLI AND R-2M DISTRICTS, WITHIN TRACTS 1 AND 2, POLEN PARK SUBDIVISION. GENERALLY LOCATED EAST OF SAND LAKE ROAD, SOUTH OF WEST 82ND AVENUE, WEST OF JADE STREET, AND NORTH OF WEST DIMOND BOULEVARD, IN ANCHORAGE.

(Case 2024-0087; Tax I.D. No. 016-301-03-000 & 016-301-04-000)

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WHEREAS, a request has been received from Ryan Zins (Anchorage Sand & Gravel) for a conditional use for a snow disposal site in the PLI and R-2M Districts, within Tracts 1 and 2, Polen Park Subdivision. Generally located east of Sand Lake Road, south of West 82nd Avenue, west of Jade Street, and north of West Dimond Boulevard, in Anchorage, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on September 9, 2024.

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

A. The Commission make the following findings of fact:

1. This conditional use for snow disposal site in the PLI and R-2M district will comply with all the conditions of approval.
2. Watershed Management Services will conduct an additional review and is the right entity to do so regarding concerns with the aquifer and bluff erosion concerns.
3. There is a large need for snow disposal sites. This site was used last year without any complaints having been recorded for the duration of that use.
4. The fact that approximately 40 to 50 homes across the street from this site and closer to the community well are all on septic systems somewhat alleviates his concern about this site contaminating the aquifer or any of the bluff erosion concerns mentioned.
5. If any damage was occurring, those septic systems might be doing as much or more damage.

B. The Commission APPROVES the conditional use for snow disposal site, subject to the following conditions:

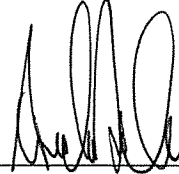
1. This approval is subject to the petitioner's application, narrative, and the plans on file at the Planning Department, except as modified by these conditions of approval.
2. A notice of zoning action shall be filed with the State Recorder's Office. Proof of such shall be submitted to the Planning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

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 9th day of September 2024.

ADOPTED by the Anchorage Planning and Zoning Commission this 7<sup>th</sup> day of October 2024. 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



Andre Spinelli  
Chair

(Case 2024-0087; Tax I.D. No. 016-301-03-000 & 016-301-04-000)

ph