

MUNICIPALITY OF ANCHORAGE

MEMORANDUM

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DATE: October 24, 2024  
TO: Ryan Zins  
FROM: Dave Whitfield, Manager, Current Planning  
SUBJECT: **Notice of Zoning Action to be Recorded**

**As a condition of your conditional use approval for Case 2024-0087** it is the petitioner's responsibility to file the attached Notice of Zoning Action, prepared by the Planning Department, with the State District Recorder's Office and to **provide this office with proof of filing.**

**Proof of filing may be in the form of a copy of your paid receipt, note information on the space provided below and fax to 343-7927 or return to the Municipality of Anchorage, P. O. Box 196650, Anchorage, Alaska, 99519-6650, or by calling this office at 343-7943 with the serial number and filing date.**

The State of Alaska Recorder's Office is at 550 West 7<sup>th</sup> Avenue Suite 108, located at the corner of 7<sup>th</sup> & "F" Street. Their open office hours are 8:00 a.m. to 3:30 p.m., Monday thru Friday. The phone number is 269-8899.

**Please note that failure to file the Notice of Zoning Action and to provide proof of same to the Planning Department means the conditional use approval is not valid.**

**RECORDER'S OFFICE INFORMATION \*\*\* COPY TO MUNICIPALITY OF ANCHORAGE \*\*\***

Serial Number 2024-030217-0 Date 10/29/24

Receipt number if you have one. 5192074

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
ANCHORAGE RECORDING DISTRICT  
550 W 7TH AVE SUITE 108  
ANCHORAGE AK 99501-3564  
(907) 269-8875

REC DATE                      RECEIPT NUMBER                      RECEIPT DESCRIPTION  
10/29/2024                      5192074                      RECORDERS OFFICE FEES

BANK CD/CK NUMBER:                      5672      RECORDING RECEIPT AMOUNT:                      \$37.00

SERIAL NUMBER INFORMATION

YEAR:2024BEGINNING NUMBER : 30217ENDING NUMBER : 30217

TOTAL PAGES :      4

RECORDING FEES	:	\$35.00	FILING FEES	:	
COPY FEES	:		CONFORMED COPY FEES	:	\$2.00
PLAT FEES	:		CERTIFICATION FEES	:	
PLAT COPY FEES	:		OVER SIX NAMES FEES	:	
NON REFUNDABLE	:		COPY SEARCH FEES	:	
OTHER FEES	:		INFORMATION SEARCH FEES	:	
NON STANDARD DOCUMENT:	:				
MYLAR COPY FEES	:				

COMMENTS: HE

RECEIPT - DO NOT PAY

TO VIEW RECORDING INFORMATION ON THE INTERNET - PLEASE VISIT OUR WEB SITE AT:  
[WWW.RECORDER.ALASKA.GOV](http://WWW.RECORDER.ALASKA.GOV)

NOTE: ORIGINAL RECORDED DOCUMENTS WILL BE RETURNED FROM  
MICROFILMING IN 4-6 WEEKS.

REFUNDS ARE ISSUED AT REQUEST FOR \$6.00 AND UNDER.  
PLEASE CONTACT OFFICE FOR PROCESSING. (AAM.40.080).

REMITTER: S4 GROUP, LLC  
124 E 7TH AVE  
ANCHORAGE

AK 99501

**NOTE**

Send original recorded document to:

Municipality of Anchorage  
Current Planning Division  
Planning Department  
PO Box 196650  
Anchorage, AK 99519-6650


**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.**

**DO NOT DETACH**

**NOTICE OF ZONING ACTION**

This notice announces that a conditional use for a snow disposal site has been duly approved by the Planning and Zoning Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the conditional use approval as set forth in the Municipal zoning file 2024-0087. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved conditional use or any subsequent amendments hereto.

LEGAL: Tracts 1 and 2, Polen Park Subdivision (Plat 2019-41), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located east of Sand Lake Road, south of West 82nd Avenue, west of Jade Street, and north of West Dimond Boulevard in Anchorage, Alaska  
PETITIONER: Anchorage Sand & Gravel  
REQUEST: Conditional Use Permit for a snow disposal site.  
ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2024-025

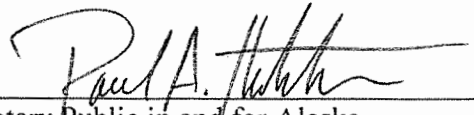
  
\_\_\_\_\_  
Director  
Municipality of Anchorage  
Planning Department

STATE OF ALASKA )  
) )  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on the 28<sup>th</sup> day of OCTOBER, 2024 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Dave Whitfield, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 28<sup>th</sup> day of OCTOBER, 2024 in this certificate first above written.

Notary Public  
**PAUL A. HATCHER**  
State of Alaska  
My Commission Expires April 8, 2028

  
\_\_\_\_\_  
Notary Public in and for Alaska  
My Commission expires: 4-8-2028



**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)

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:

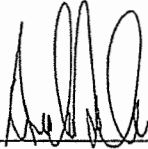
1. This approval is subject to the petitioner's application, narrative, and the plans on file at the Planning Department, except as modified by these conditions of approval.
2. A notice of zoning action shall be filed with the State Recorder's Office. Proof of such shall be submitted to the Planning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

  
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Craig H. Lyon  
Secretary

  
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Andre Spinelli  
Chair

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

ph

