

**PLANNING DEPARTMENT
CURRENT PLANNING DIVISION
ADMINISTRATIVE SITE PLAN REVIEW**

DATE February 6, 2025
CASE NO: 2025-0008
APPLICANT: Jacob Mathiesen
REPRESENTATIVE: Grant Mathews, Triad Engineering
REQUEST: Administrative Site Plan Review for a Snow Disposal Site in the I-1 (Light Industrial) District
LOCATION: Generally located south of East 69th Avenue, west of Homer Drive, north of East 70th Avenue and east of Greenwood Street
LEGAL DESCRIPTION: Lots 1-6, Block 7; Lots 1, 2, 7-12, Block 8, Woster Subdivision (Plat P-306); and Lots 3A-6A, Block 8, Woster Subdivision (Plat 2007-170)
COMMUNITY COUNCILS: Taku Campbell
TAX NUMBER: 014-112-24, 014-122-25, 014-122-26, 014-122-27, 014-122-28, 014-122-29, 014-122-30, 014-122-31, 014-122-32, 014-122-33, 014-122-34, 014-122-35, 014-122-40, 014-122-41, 014-122-52, 014-122-53, 014-122-54, 014-122-55
GRID: SW2132

RECOMMENDATION SUMMARY: Approval with Conditions

SITE

Area: 3.04 acres
Vegetation: Lots have existing vegetation
Zoning: I-1: (Light Industrial) District
Topography: Gentle slope (4% Average)
Existing Use: Vacant
Utilities: No Public Water or Sanitary Sewer

COMPREHENSIVE PLAN

*Classification: Light Industrial/ Commercial – Anchorage 2040
Land Use Plan*

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	I-1	B-3	I-1	I-1
Land Use:	Light Industrial	General Business	Light Industrial	Light Industrial

PROPOSAL

The petitioner is applying for approval to utilize the subject parcels as a snow disposal site. This site is zoned I-1 – Light Industrial. Snow disposal operations will take place during the winter months (between September and April).

AGENCY AND PUBLIC COMMENTS

Agency comments have been accounted for and are included in the file. This application did not require mailed or posted notice in accordance with AMC 21.03.020H.2., *Table 21.03-1: Summary of Notice Requirements*. The Taku Campbell Community Council did not provide comments.

FINDINGS

AMC 21.03.180F Approval Criteria – General

An application for administrative or major site plan review shall be approved upon a finding that the site plan meets all the following criteria:

- 1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;**

The standard is met.

The petition site is classified as “Light Industrial/Commercial” per the *2040 Land Use Plan Map*, Anchorage 2040 Land Use Plan. The proposed use is consistent with all applicable elements of the comprehensive plan.

- 2. The site plan complies with all applicable development and design standards outlined in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;**

The standard is met with conditions of approval.

See below for all AMC Title 21 standards.

- 3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and**

The standard is met with conditions of approval.

The petitioner has proposed in their application narrative and shown on the site plan screening mitigation to adverse or negative impacts to neighboring properties along all property lines. This is shown as a three-foot-tall, vegetated berm encompassing the snow storage area, and conditions of approval will increase the height to six-feet.

The petitioner needs to provide the design of a stormwater detention pond as mentioned in the narrative and shown on the site plan that meets the 2017 Anchorage Stormwater Manual, Volume 1, Management and Design Criteria (Design Criteria Manual Chapter 2 – Drainage) 8.0 Snow Storage Requirements.

This site takes access off East Homer Drive and E. 69th Avenue. Homer Drive is a frontage road to the New Seward Highway and is considered a Freeway in the *Official Streets and Highways Plan* and can handle over 40,000 vehicle trips per day. Traffic accessing this site will be seasonal and largely dependent upon weather conditions.

4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

The standard is met.

The proposed site plan complies with the following 2001 *Anchorage 2020 Comprehensive Development Plan* policies:

#7 – Avoid incompatible uses adjoining one another.

This site is located within an I-1 district and is surrounded by light industrial lands on the north, south, and west, and abuts Homer Drive to the east. This use is appropriate for this site and any adverse impacts to surrounding properties will be mitigated through best management practices and the requirements of Title 21. The petitioner will be required to maintain the berms which surround the snow storage area. Not only will this help contain snow melt and run-off, but it will help screen the area from neighboring properties.

#39 - Monitor air quality to ensure compliance with federal standards and establish incentives to improve air quality.

Regulations of Title 21 require the petitioner to prevent any adverse impacts from dust or litter onto adjacent properties. By the petitioner properly developing and maintaining this site for snow storage, the level of dust and litter will be mitigated, thus assisting in reducing the level of contaminants in the air.

AMC Title 21 Standards:

21.04.050B Industrial Districts, I-1 Light Industrial District

1. Purpose: The I-1 district is intended primarily for public and private light and general manufacturing, processing, service, storage, wholesale, and

distribution operations along with other uses that support and/or are compatible with industrial uses. Business-industrial parks and single-commodity bulk retail sales and building supply stores and services are allowed. Many commercial uses are also permitted and/or conditionally allowed, with some limitations on the more intensive customer retail, community service, and commercial employment establishments, to reduce land use and traffic conflicts, promote efficient use of industrial lands, and encourage the location of intensive commercial activities in commercial centers. This district is applied in areas designated as industrial/commercial by the comprehensive plan.

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 Class A wetlands within the southeast corner of these properties. The snow disposal site will maintain the required separation distance of 25 feet. There is also a stream that crosses the southeast corner of this property. The snow disposal site will maintain the required separation distance of 100 feet.

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 132,286 square feet in size.

(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.

There are no residential districts within 500 feet of this site. The I-1 district has a height limitation fifty-feet (50'). As such, the petitioner will be allowed to pile snow to the maximum height of fifty-feet (50').

(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 is met.

The petitioner has indicated in their application 25-foot setbacks from all 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 met.

The petitioner has indicated in their application berms along all four sides to 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.

The standard is met with conditions of approval.

The petitioner has indicated on their site plan that a three-foot-tall berm will be constructed along all four sides of the snow storage area. This berm needs to be a minimum of six-feet-tall, or a three-foot-tall screening structure will need to be added to the top of the proposed berm. 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.

The standard is met with conditions of approval.

The petitioner provided narrative in their application and are showing a detention basin on the site plan to address drainage and mitigation. The petitioner needs to provide 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.

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.

The standard is met with conditions of approval.

There are residential districts within one-half mile to the 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 has indicated in their application that a dust control and litter plan shall be established and implemented. 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.

21.06.020A., Table of Dimensional Standards: Residential Districts

This standard is met.

The proposed site plan complies with the dimensional standards for the I-1 district.

- **Minimum lot Area 6,000 square feet** – 132,286 square feet provided.
- **Minimum lot width 50 ft** – 260.70 ft provided.
- **Max lot coverage N/A**
- **Maximum setback requirements**
 - **Front 10 ft** – 25 ft provided.
 - **Rear 40 if adjacent to a residential district, otherwise 0 or at least 5 ft** – 25 ft provided.
 - **Side 40 if adjacent to a residential district, otherwise 0 or at least 5 ft** – 25 ft provided.
- **Maximum height**
 - **50 feet**

21.07.080E.1.e, Site Perimeter Landscaping (Table 21.07-2)

The standard is met with conditions of approval.

The proposed site plan calls out L1 Buffer Landscaping along the western and northern property lines abutting E. 69th Avenue and Greenwood Street. The site plan also calls out L-4 Freeway Landscaping along the eastern property line abutting Homer Drive. A landscape plan prepared by a licensed landscape architect will be required since the sum of the required perimeter landscaping will exceed 1,000 square feet.

DEPARTMENT DECISION:

The Department APPROVES this request, subject to the following conditions:

1. This approval is subject to the petitioner's application, narrative, submittals, and the following plans on file at the Planning Division, except as modified by these conditions of approval:

Lots 1-6, Block 7; Lots 1, 2, 7-12, Block 8, Woster Subdivision (Plat P-306); and Lots 3A-6A, Block 8, Woster Subdivision (Plat 2007-170); Site Plan

prepared by Triad Engineering, 615 E. 82nd Avenue, Suite 101, Anchorage, AK 99518; dated November 2024.

2. Site operations shall not exceed the noise emission standards as defined in AMC subsection 15.70.080A.
3. Submit to Planning a dust and litter management plan.
4. In accordance with AMC 21.05.060E.8.b.iv., all berms on-site shall be vegetated with turf-grass or the like.
5. Resolve with Municipality of Anchorage Right-of-Way the use or vacation of the undeveloped Driftwood Street right-of-way.
6. Submit to Planning an updated site plan showing either a 6-foot-tall, vegetated berm or screening structure along Greenwood Street, E.69th Avenue, and Driftwood Street or Homer Drive dependent on resolution with MOA Right-of-Way regarding the use of Driftwood Street.
7. Submit to Planning a landscape plan drafted by a landscape architect showing the installation of L1 and L4 landscaping along the west, north and east property boundaries abutting Greenwood Drive, E. 69th Avenue, and Driftwood Street or Homer Drive dependent on resolution with MOA Right-of-Way regarding the use of Driftwood Street. This landscape plan shall be approved by the Planning Department.
8. Submit to Planning a site plan and drainage plan approved by Watershed Management Services, which contains the information required under the 2017 Anchorage Stormwater Manual, Volume 1, Management and Design Criteria (Design Criteria Manual Chapter 2 – Drainage) 8.0 Snow Storage Requirements.
9. Resolve with the Municipality of Anchorage Traffic:
 - a. Provide a minimum of 50 feet of pavement for driveways from E. 69th Avenue and Homer Drive.
 - b. Provide a copy of an approved ATC from State of Alaska DOT&PF for access from Homer Drive.
10. Resolve with the Municipality of Anchorage Private Development:
 - a. Determine the required level of improvements to E. 69th Avenue that need to be constructed to provide access for this proposed snow disposal site. This portion of E 69th Avenue is currently developed to driveway access standards from Homer Drive to provide access to the adjacent lot to the north.
11. Resolve with the Municipality of Anchorage Onsite:
 - a. Address any impacts this site will have on its proximity to water wells and on-site wastewater disposal sites in this area.

12. A notice of zoning action shall be filed with the State Recorder's Office to include the site plan. Proof of such shall be submitted to the Planning Department.

ADVISORY COMMENTS:

1. No direct access from this development will be allowed onto Homer Drive.
2. Apply for a ROW permit if any work will require access to DOT&PF right-of-way.
3. An address must be assigned after approval of this site plan and prior to any work commences on the property.
4. The 2017 Anchorage Stormwater Manual, Volume 1, Management and Design Criteria (Design Criteria Manual Chapter 2 – Drainage) 8.2.6.B Materials Storage, allows the use of the facility for activities other than snow storage. The other activities shall not compromise the performance of snow storage controls. If the applicant is using the snow storage facility for other activities, the site must be inspected by WMS for proper function of snow storage controls by September 15th each year. Some activities are inherently not compatible with a snow storage facility, i.e. topsoil processing. The loose soil and sediment remaining under the snow can be discharged into the storm water system with the melt water.

NOTICE OF APPEAL:

This decision is final upon the date of this decision unless appealed within 15 days to the Planning and Zoning Commission. An appeal may be filed by the applicant or by a petition of at least one-third of the owners (excluding rights-of-way) of the privately owned land within 500 feet of the petition site. If the appeal is filed timely, the Planning and Zoning Commission shall hold a public hearing at its next available meeting.

Reviewed by:



Melisa R. K. Babb
Director

Prepared by:



Paul Hatcher
Senior Planner