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) Chugach Electric Association, Inc.	Name (last name first) Lorraine Lehman
Mailing Address PO Box 196300	Mailing Address Same as Petitioner
Anchorage, Alaska 99519-6300	Same
[redacted]	

*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): 015-271-11-000

Site Street Address: 2940 O'Malley Road, Anchorage, Alaska

Current legal description: (use additional sheet if necessary)
Tract 1, HANE SUBDIVISION, according to the official plat thereof, filed under Plat Number 66-94, Records of the Anchorage Recording District, Third Judicial District , State of Alaska.

Zoning:	Acreage:	Grid #:
R6	2.19	SW2634

CONDITIONAL USE APPROVAL REQUESTED

Use: To construct a 33ft Weather Tower placed upon a 3ft x 3ft x 3ft concrete Pad within said tract but outside of the Substation fencing for ease of maintenance and repairs.

☐ New conditional use ☒ Amendment to approved conditional use Original Case #: 2010-87

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.

Lorraine A. Lehman, ROW Agent II for CEA January 14, 2026

Signature ☐ Owner ☒ Representative Date
(Representatives must provide written proof of authorization)

Lorraine A. Lehman, ROW Agent II

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date:
[illegible]	N/A	$1,130.00	2026-0046	admin: 02/17/2026

CU (Rev. 03/21) Front

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:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ 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:
  - O land uses O structures O utilities O vegetation O soils
  - O natural features O drainage O topography O site access O pedestrian facilities
  - O vehicle circulation and driveways O easements and/or reservations
- ☐ Project narrative explaining:
  - O the project O planning objectives O facility operations
  - O an analysis of how the proposal meets the standards on page 3 of this application
  - O construction and operation schedule O final ownership
  - O gross and net density (PUDs only)
- ☐ Site plan(s) to scale depicting, with dimensions:
  - O building footprints O parking areas O vehicle circulation and driveways
  - O pedestrian facilities O lighting O grading O landscaping
  - O loading facilities O fences O drainage O required open space
  - O snow storage area or alternative strategy O trash receptacle location and screening detail
  - O easements O significant natural features O freestanding sign location(s)
- ☐ Building plans to scale depicting, with dimensions:
  - O floor plans O building elevations O 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.

CHUGACH
POWERING ALASKA'S FUTURE

Date: Thursday, January 15th, 2026

Project: Weather Station Installation at Hane's Substation

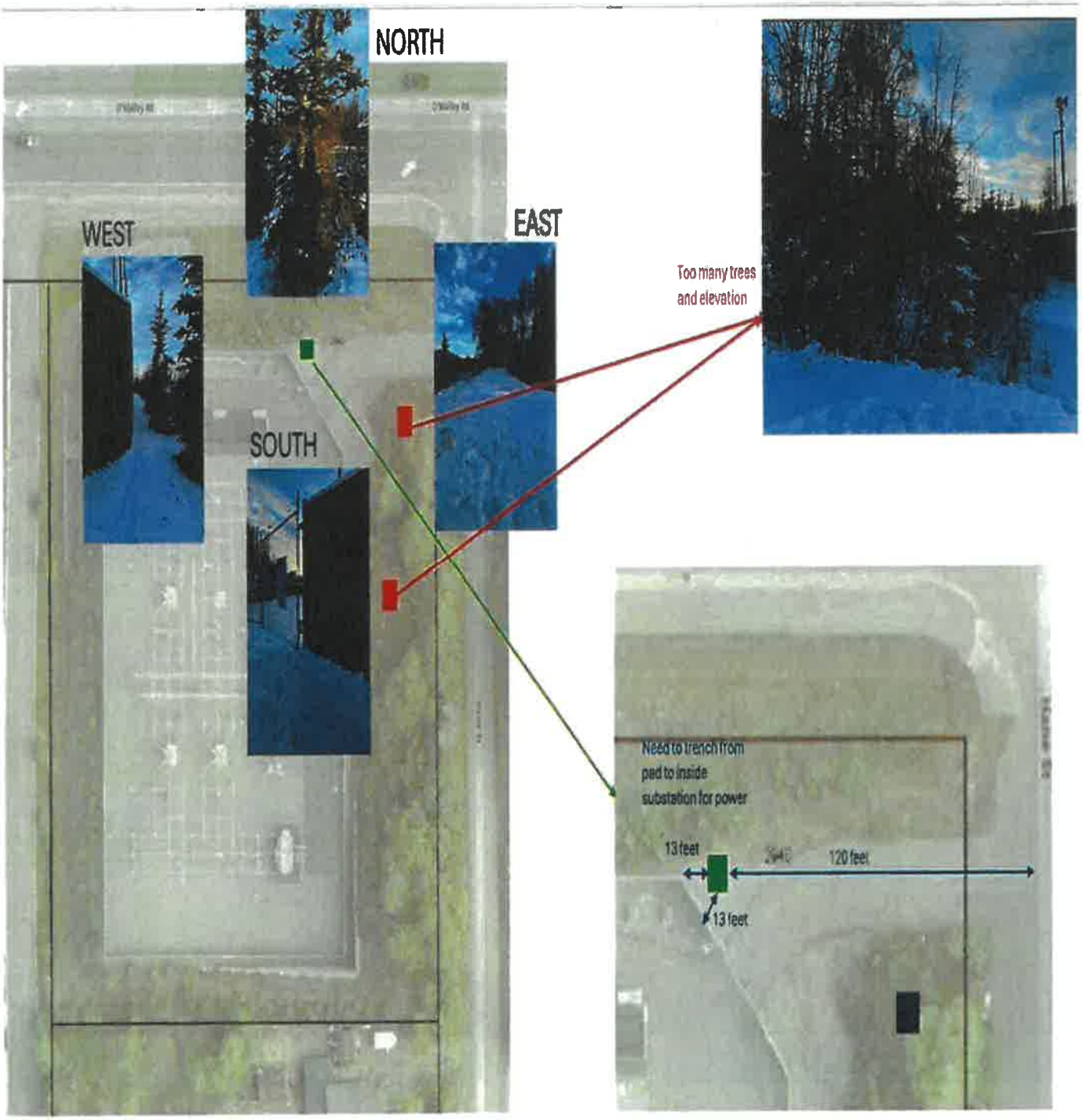
Project Introduction and Purpose:
The purpose of this project is to install a site-specific weather monitoring station to collect accurate meteorological data, including temperature, wind speed, wind gusts, and relative humidity. The collected data will be used to improve localized weather forecasting in support of Chugach Electric's operational procedures intended to mitigate the risk of wildfires.
Existing public weather stations in the Anchorage area are generally located in areas with minimal wildfire risk and do not adequately represent conditions in higher-risk wildfire zones. Due to substantial variability in terrain, elevation, and vegetation throughout the Municipality of Anchorage (MOA), localized weather data is necessary to accurately characterize site conditions. Hane's Substation was selected as the installation location to provide representative data for an area of elevated wildfire risk. In addition, data from existing stations has demonstrated discrepancies between forecasted and observed wind gusts, further supporting the need for this installation.

Project Description:
Western Weather, an industry-recognized supplier of weather monitoring stations for electric utilities, including PG&E and SDG&E, will furnish all equipment and perform installation of the proposed weather station. The installation consists of a self-tipping meteorological tower with a weather station mounted at the top.
The tower will be installed at the northeast corner of Hane's Substation, located outside the fenced substation area. The self-tipping tower design allows for routine maintenance and calibration to be conducted safely from ground level, eliminating the need for a bucket truck. The tower will have a total height of approximately 30 feet and will be mounted on a 3-foot by 3-foot concrete pad.
Electrical power for the weather station will be supplied from an existing transformer located within the fenced area of Hane's Substation. No additional permanent structures are proposed beyond the tower and concrete foundation.

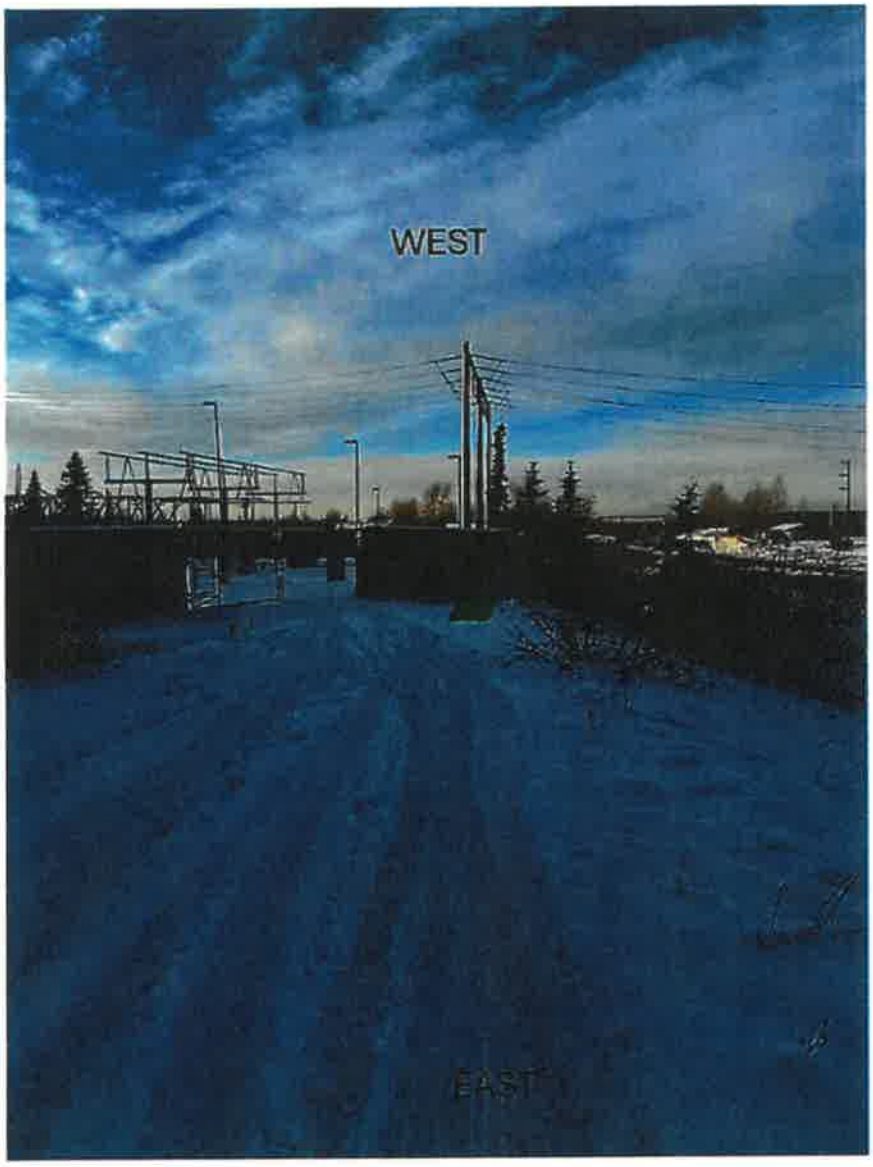
Construction Timeline:
All work associated with the installation of the weather monitoring tower, including foundation construction, tower installation, and electrical connection, will be completed no later than **April 2026**.

Minor Amendment to Conditional Use based on the following reasons:
The current Utility Substation is 95,337 square feet in size this 9 square foot pad and 33-foot tower is only like a change of .0001% to this site. This is well within the required 10% of change to the site or structure.

Chugach Electric Association, Inc.
5601 Electron Drive, P.O. Box 196300, Anchorage, Alaska 99519-6300 • (907) 563-7494 Fax (907) 562-0027 • (800) 478-7494
www.chugachelectric.com • info@chugachelectric.com


NORTH
WEST
EAST
SOUTH
Too many trees
and elevation
Need to trench from
pad to inside
substation for power
13 feet
120 feet
13 feet

SOUTH



NORTH

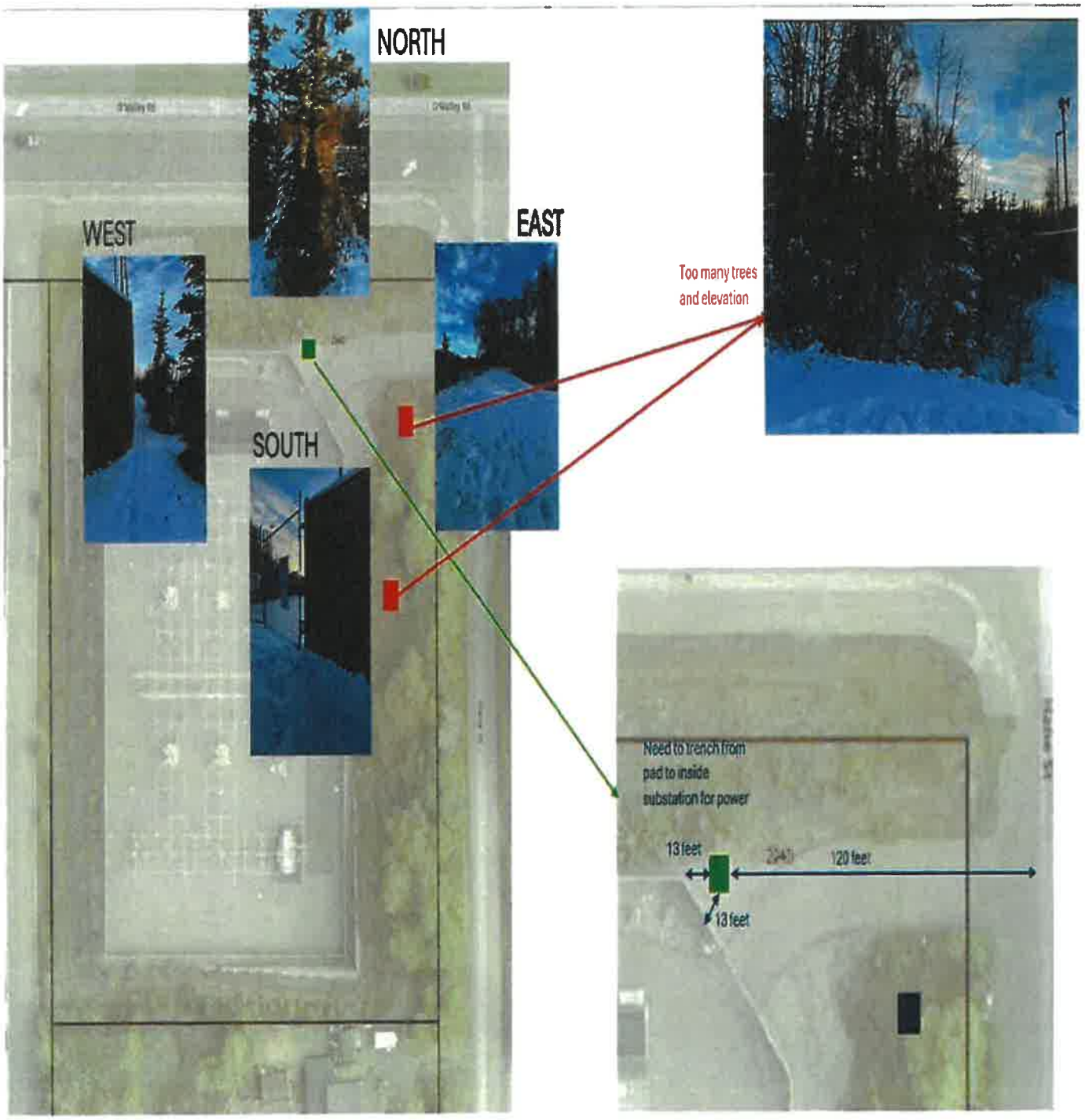
Base of station

FIGURE 7-3. Hole prepared for tower base

FIGURE 7-9. Concrete base ready for installation

Picture of tower ~ 30 feet

Tipped Tower


NORTH
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13 feet
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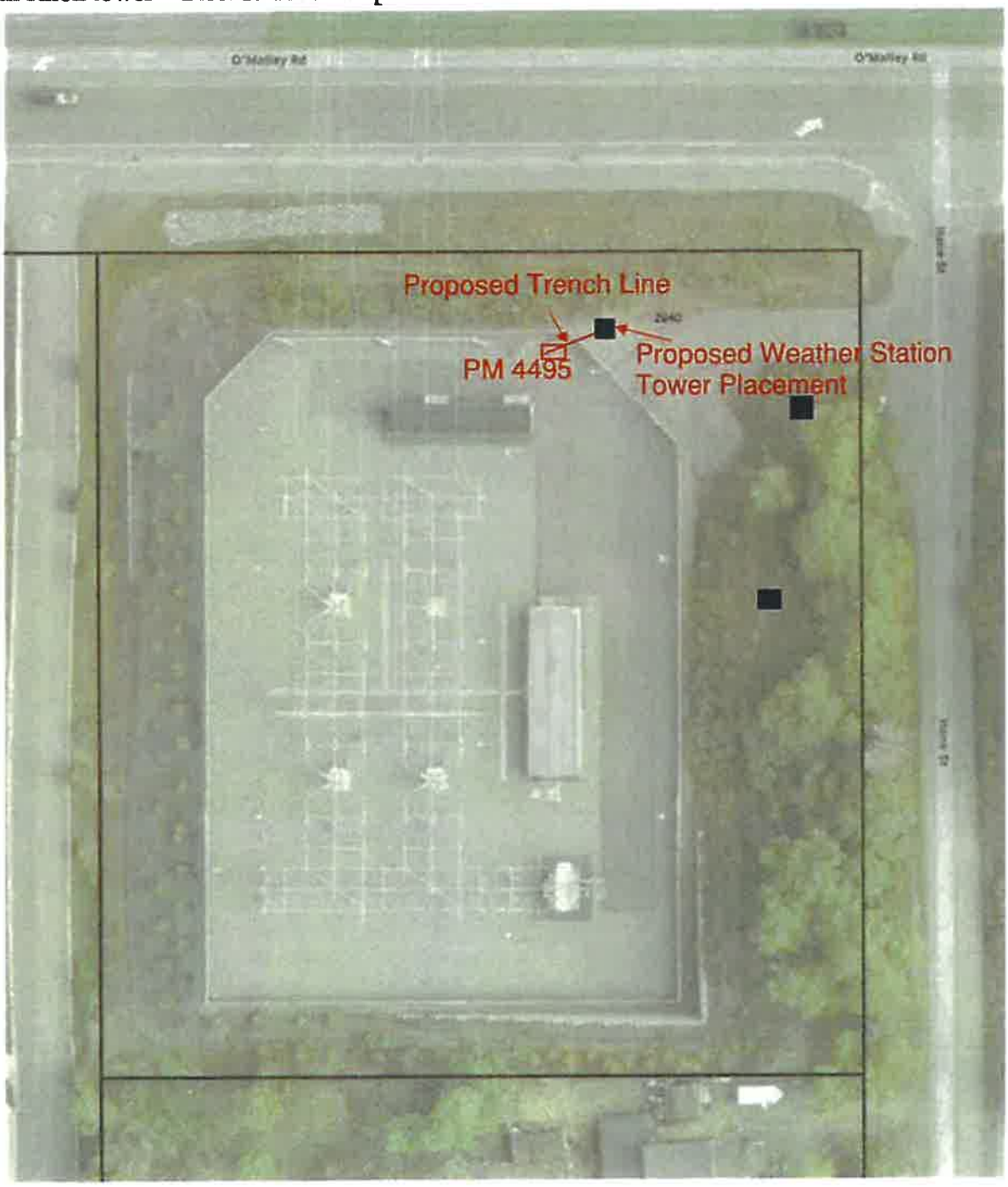
3ft x 3ft x 3ft concrete base
Small Rhon tower – Steel structure to place a weather monitor.



Furrow Creek Boundary

Specifications

Material	Hardened drawn 6063-T832 aluminum
Guyed Tower Area Requirements	~5 m (17 ft) radius
Required Concrete Pad Dimensions	91 x 91 x 122 cm (36 x 36 x 48 in.) for B18 Concrete Mounting Base Concrete pad requirements assume heavy soil; light, shifting, or sandy soils require a larger concrete pad.
Extendable Mast	› 1.5 m (5 ft) length › 3.175 cm (1.25 in.) outer diameter (swagged to 2.5 cm [1 in.] outer diameter)
Pipe Outer Diameter	› 3.18 cm (1.25 in.) for vertical tubing of lower section › 2.5 cm (1.0 in.) for vertical tubing of upper sections › 0.953 cm (0.375 in.) for cross supports/webbing
Crossarm Measurement Height	10 m (33 ft)
Height	10.1 m (33 ft)
Shipping Dimensions	310 x 46 x 46 cm (122 x 18 x 18 in.)
Shipping Weight	29 kg (65 lb)

Maximum Wind Load Recommendation

B18 Base (unguyed)	177 km/h (110 mph)
RFM18 Base (with UTGUY)	177 km/h (110 mph)
UTBASE (unguyed)	177 km/h (110 mph)
-NOTE-	*Wind load endurance is affected by quality of anchoring and installation; guy wire tension; soil type; guy angle; and number, type, and location of instruments fastened to the tower.* *Wind load recommendation assumes proper installation, proper anchoring, adequate soil, and total instrument projected area of less than 0.19 m^2 (2 ft^2).* *For the RFM18 base, the wind load recommendation also assumes that the UTGUY's turnbuckles are preloaded just enough to equalize tension and that the tower is guyed at a 60 degree angle relative to the ground (maximum).*