



Mayor Suzanne LaFrance  
**Municipality of Anchorage**  
-Planning Department-

February 17, 2026

Chugach Electric Association, Inc  
Attn: Lorraine Lehman  
P.O. Box 196300  
Anchorage, AK 99519

**SUBJECT: Case 2026-0046, Administrative Decision for a Minor Amendment to an Approved Conditional Use (2010-087)**

**Decision: APPROVAL**

Legal Description: Hane Subdivision, Tract 1 (Plat 66-94)  
Tax Parcel Number: 015-271-11  
Address: 2940 O'Malley Road, Anchorage  
Zoning: R-6, Low-Density Residential (1 acre) District  
Land Area: 95,337 square feet (2.19 acres)  
Grid Number: SW2634

Dear Ms. Lehman:

The Planning Department has reviewed your application for an Administrative Decision for a Minor Amendment to an Approved Conditional Use (Case 2010-087), for Tract 1, Hane Subdivision, in accordance with Anchorage Municipal Code (AMC) 21.03.080E. *Amendments to Approved Conditional Uses*. The Approved Conditional Use (Case 2020-087) is for a utility substation. There is also an existing approval on the property for an 80-foot tower through administrative site plan review (Case 2010-105).

The proposed change is to add a 33-foot-tall weather tower on a 9 square foot concrete pad just outside the fenced electrical sub-station. The weather tower is a telemetry tower. AMC 21.05.040K.2.c. provides that localized utility antenna used for utility telemetry purposes are exempt from use-specific standards.

AMC 21.03.080E.2.b. *Amendments to Approved Conditional Uses – Types of Minor Amendments* describes amendments the Planning Director may reasonably determine to be minor. The proposed weather tower installation to this site does not exceed the maximum change of 10% in similar provision (site envelope) per AMC 21.03.080E.2.b.iii. The existing Tract 1, Hane Subdivision is 95,337 square feet, with the substation site being approximately 47,000 square feet. The addition of 9 square feet results in less than 0.02% change; therefore,

the proposed amendment qualifies as “minor” and may be approved administratively by the Planning Director per AMC 21.03.080E.2.

This request is APPROVED in accordance with AMC 21.03.080E. *Amendments to Approved Conditional Uses.*

Sincerely,

A handwritten signature in blue ink that reads "Melisa R. K. Babb". The signature is written in a cursive style with a large, stylized 'M' and 'B'.

Mélisa R. K. Babb, Planning Director