

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

**DATE:** February 3, 2017

**CASE NO:** 2016-0136

**APPLICANT:** Ship Creek Industrial Complex, LLC/Mark Coullahan

**REPRESENTATIVE:** N/A

**REQUEST:** Administrative site plan review for a recycling transfer facility

**APPLICABLE ZONING CODE:** Title 21 – Land Use Planning

**LOCATION:** 229 East Whitney Road, Anchorage, AK 99501

**COMMUNITY COUNCILS:** Government Hill

**TAX NUMBER:** 002-051-35

**GRID:** SW1131

**RECOMMENDATION SUMMARY:** Approval with Conditions

**SITE**

Area: ~4.8 acres

Vegetation: Existing vegetation is minimal. Predominantly sparse shrubbery and turf-grass.

Zoning: I-2 (Heavy Industrial)

Topography: Generally flat with gentle slopes along the southern boundary of the parcel sloping southwest towards Ship Creek

Existing Use: Storage Yard

Utilities: Electrical, Public Water and Sewer

**COMPREHENSIVE PLAN**

*Classification:* “Heavy Industrial” per the 2014 Ship Creek Framework Plan; “Industrial Mixed Use” per the 2013 Government Hill Neighborhood Plan

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	I-2 Heavy Industrial	I-1 Light Industrial	PC Planned Community Zoning (AO 2006-46(S))	I-2 Heavy Industrial
Land Use:	Alaska Railroad Depot	Parking Lot/Mixed Industrial	Ship Creek Overlook Park	Automobile Shipping Company

**PROPOSAL**

The petitioner is requesting an administrative site plan approval for a Recycling Transfer Facility to be located at 229 East Whitney Road, within an I-2 district. “Recycling Transfer Facility” is an allowed use within the I-2 district, subject to applicable use-specific standards. The proposed facility will accept primarily recyclable metals and construction materials. These materials will be processed for sale and/or shipping.

**AGENCY AND PUBLIC COMMENTS**

See attachment 2.

**FINDINGS**

**AMC 21.03.180F. Approval Criteria. An application for administrative or major site plan review shall be approved upon finding that the site plan meets all of 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 proposed facility will be located within Lot 4 of the Ship Creek Crossing Subdivision. This parcel is classified as “Industrial” in both the *2014 Ship Creek Framework Plan*, and the *2013 Government Hill Neighborhood Plan*. The proposed use of “Recycling Transfer Facility” on this site is consistent with the current zoning designation of the parcel and its intended use.

**2. The site plan complies with all applicable development and design standards set forth 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.

The development of a recycling transfer facility is consistent with the intent of the I-2 district; and is in accordance with AMC 21.04.050C.1. which states:

*“The I-2 district is intended primarily as an industrial activity area and reserve for public and private heavy manufacturing, warehousing and distribution, equipment and materials storage, vehicle and equipment repair, major freight terminals, waste and salvage, resource extraction and processing, and other related uses.”*

The intended use of recycling transfer facility is an allowed use requiring an administrative site plan review within the I-2 district and is in accordance with AMC 21.05.010E, Table 21.05-1: Table of Allowed Uses. In order to achieve compliance with all use-specific standards, the applicant must provide a site plan which meets the standards of AMC 21.05.060E.9.b.iv. This standard addresses the need for landscaping and sight-obscuring fencing along each applicable property line.

This plan is in accordance with AMC 21.06.020B Table of Dimensional Standards: Commercial and Industrial Districts.

In accordance with AMC 21.07.040F Snow Storage and Disposal, the petitioner has entered into a snow removal agreement with the Municipality of Anchorage.

Site perimeter landscaping shall be in accordance with AMC 21.07.080E.1, Table 21.07-2: Minimum Site Perimeter Landscaping – By Abutting District or Street. Whitney Road is classified as a collector under the 2014 Official Streets and Highways Plan, and as such, this site shall establish visual enhancement landscaping along the southern lot line abutting Whitney Road. To meet these requirements, the applicant shall provide a landscape plan that is in accordance with AMC 21.07.080E.1.

In accordance with AMC 21.07.080E.3. the requirements for off-street parking facilities shall be determined by the director and the traffic engineer for this land use. At a minimum, the petitioner shall provide no less than three parking spaces, with one being van accessible in accordance with the criteria of AMC 21.07.080E.2. If it is determined that more than ten or more parking spaces are needed, the petitioner shall establish parking lot perimeter landscaping in accordance with AMC 21.07.080E.2.b.

**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.

This parcel is currently being used as a storage yard which does not have any screening along Whitney Road. The change of use to Recycling Transfer Facility will require the parcel to be surrounded by sight-obscuring fencing and have visual enhancement landscaping installed along Whitney Road. This will help to mitigate visual disruption for traffic and will improve site aesthetics.

**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 site plan is consistent with the following policies of the comprehensive plan: #7, #26, #43, #53, and #83.

*Remainder of page intentionally left blank.*

## DEPARTMENT DECISION

The Department APPROVES the Site Plan, subject to the following conditions:

1. All construction and improvements related to this approval shall be substantially in compliance with the administrative site plan application, narrative, and plans submitted to the Planning Division, unless otherwise amended to satisfy the approval conditions.  
Recycling Transfer Facility; prepared by: LMR; Environmental Management Incorporated, Figure 1, dated 12/12/16
2. Establish nonconforming rights for the lack of site perimeter landscaping or install site perimeter landscaping in accordance with AMC 21.07.080E.1.
3. Resolve with WMS the need to create a site storm water plan to address pollutants in storm water and industrial process water runoff. The pollutants of concern are metals, hydrocarbons, sediment and particulates.
4. Resolve with the Traffic Engineering Department, the need to install sidewalks along Whitney Road in accordance with AMC 21.07.060E.2.b.
5. Resolve with the Traffic Engineering Department the parking lot layout, design, and illumination. If it is determined that more than ten or more parking spaces are needed, the petitioner shall establish parking lot perimeter landscaping in accordance with AMC 21.07.080E.2.b.
6. Resolve with the Department of Health and Human Services the need to create a Dust Control Plan and a Noise Abatement Plan.

Reviewed by:



Hal H. Hart, AICP  
Director

Prepared by:

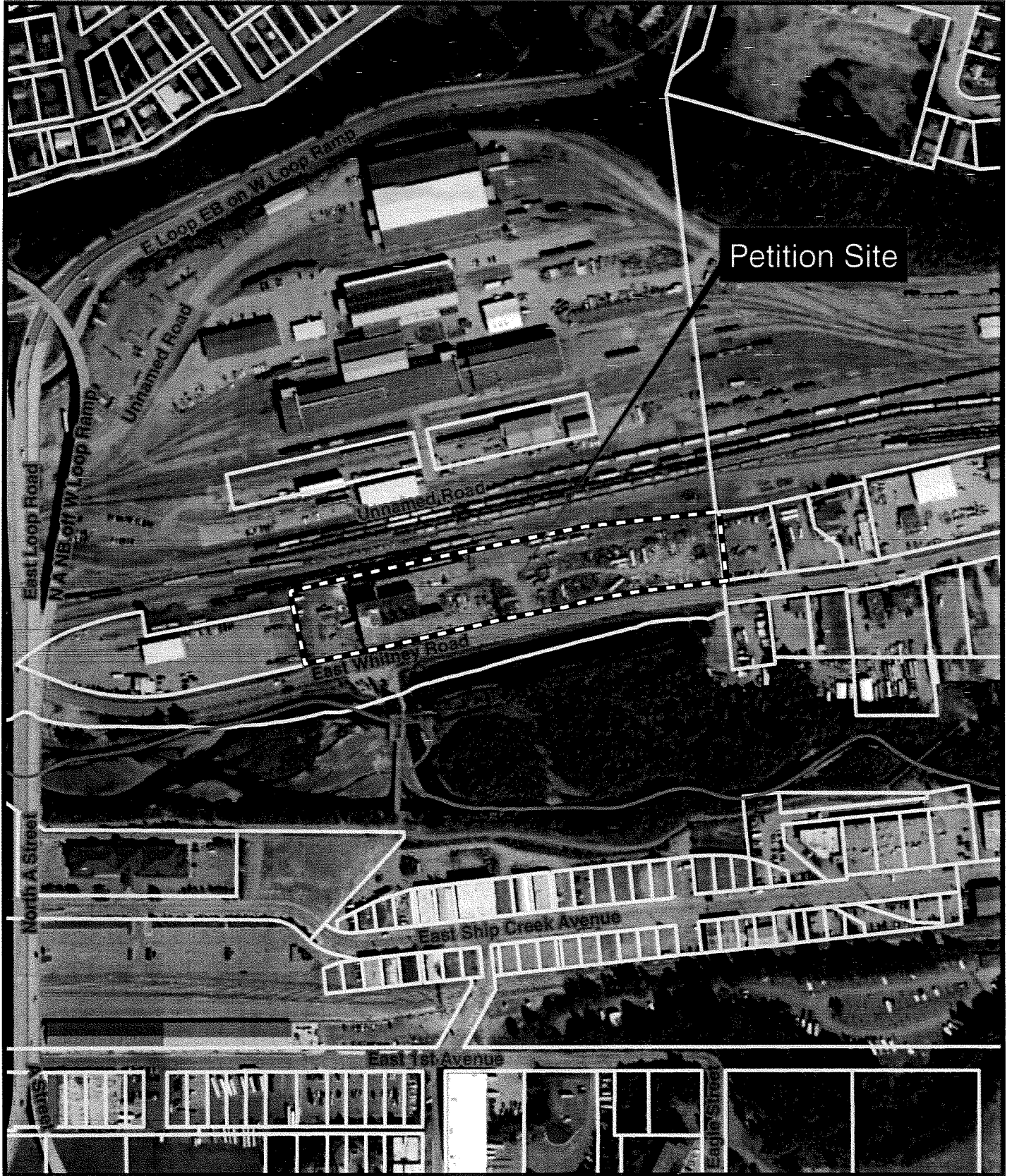


Ryan Yelle  
Associate Planner

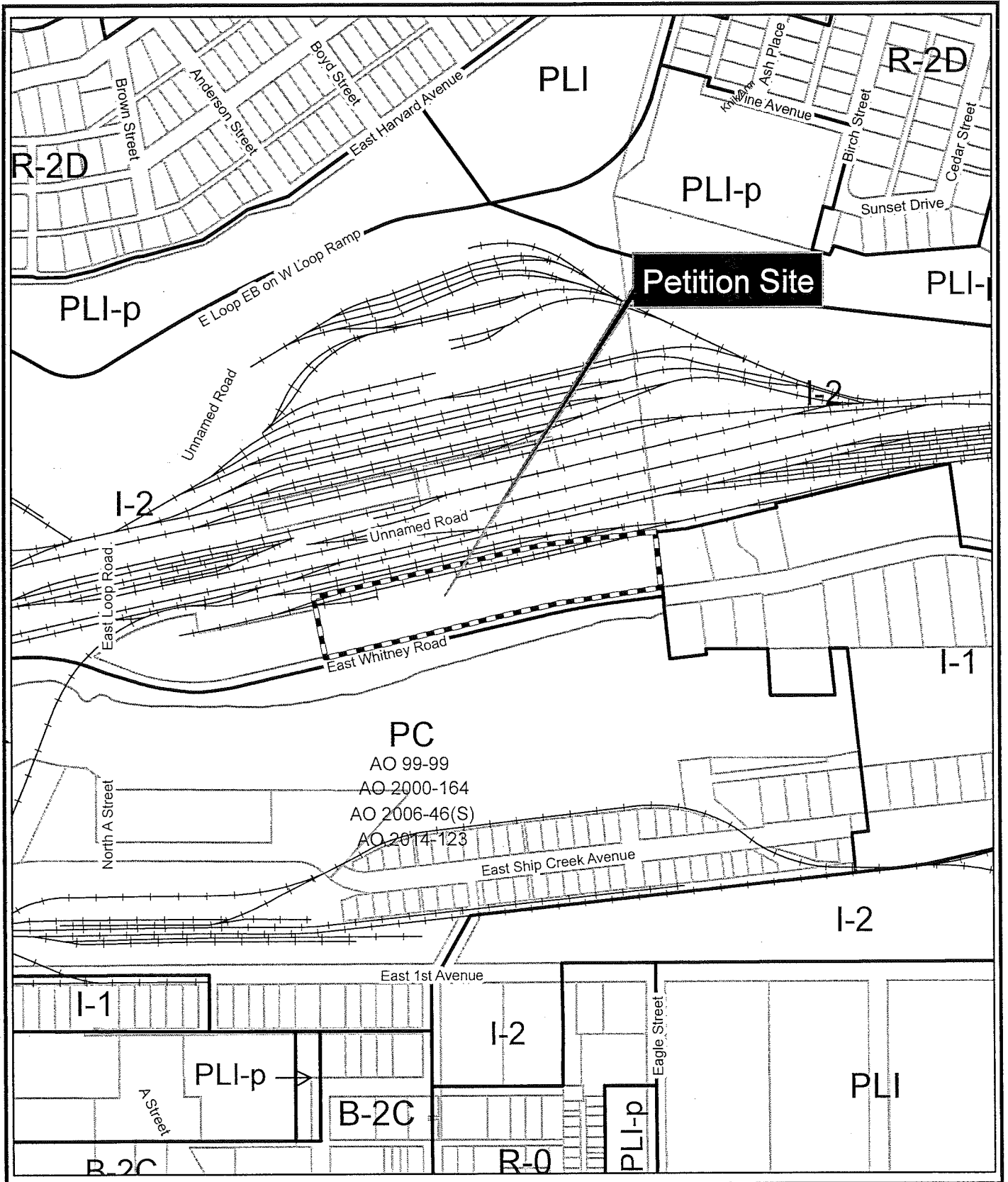
- Attachments:
- 1) Maps
  - 2) Application
  - 3) Reviewing Agency Comments

# Maps

2016-0136



# 2016-0136



Municipality of Anchorage  
Planning Department

Date: January 04, 2016



# Application

# Application for Administrative Site Plan Review

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

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Ship Creek Industrial Complex, LLC		Name (last name first) Coughlan, Matt	
Mailing Address 311 North Sitka St. Anchorage, AK 99501		Mailing Address 311 North Sitka St. Anchorage, AK 99501	
Contact Phone - Day	Evening 907-561-0125	Contact Phone - Day	Evening 907-561-0125
Fax	907-561-0178	Fax	907-561-0178
E-mail		E-mail	matt@cei-alaska.com

\*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): 002-051-35-000			
Site Street Address: 229 East Whitney Road			
Current legal description: (use additional sheet if necessary) Ship Creek Crossing, Lot 4 Within T13N, R3W, Sec 07 and 08 - Seward Meridian			
Zoning: I-2	Acreage: 5.7	Grid #: SW 1131	Underlying plat #: 96-151

SITE PLAN APPROVAL REQUESTED	
Use: Recycling Transfer Station	
<input checked="" type="checkbox"/> New SPR	<input type="checkbox"/> Amendment to approved site plan Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review 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 site plan.

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

SHANE DURAND  
Print Name

Accepted by Shane Durand	Poster & Affidavit	Fee \$1765.00	Case Number 2016-0136
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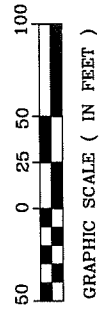
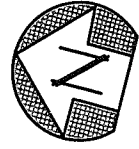
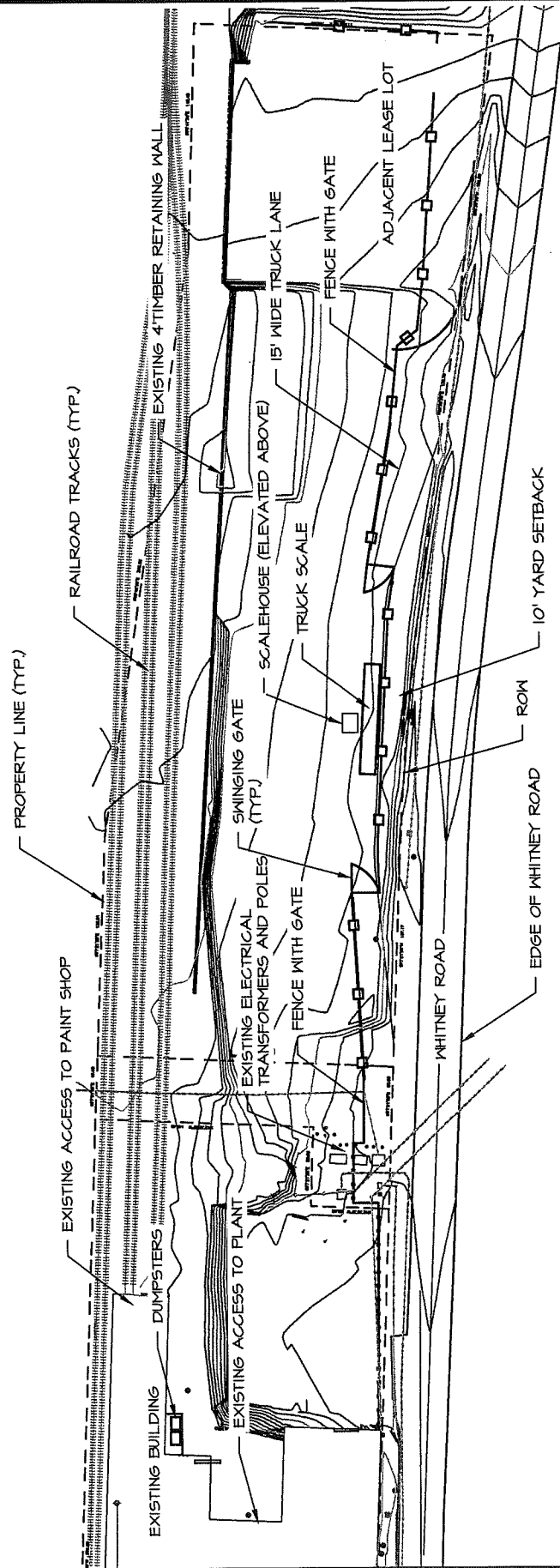
COMPREHENSIVE PLAN INFORMATION			
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural			
Anchorage 2020 Major Elements – site is within or abuts:			
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area	<input type="checkbox"/> Town center	
<input type="checkbox"/> Neighborhood commercial center	<input checked="" type="checkbox"/> Industrial center		
<input type="checkbox"/> Transit - supportive development corridor	<input type="checkbox"/> District/area plan area: _____		
Chugiak-Eagle River Land Use Classification:			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Town center
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Development reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Environmentally sensitive area		
Girdwood- Turnagain Arm Land Use Classification			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Resort
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Rural homestead	

ENVIRONMENTAL INFORMATION (All or portion of site affected)					
Wetland Classification:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"	
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone		
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input checked="" type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4"	<input type="checkbox"/> "5"

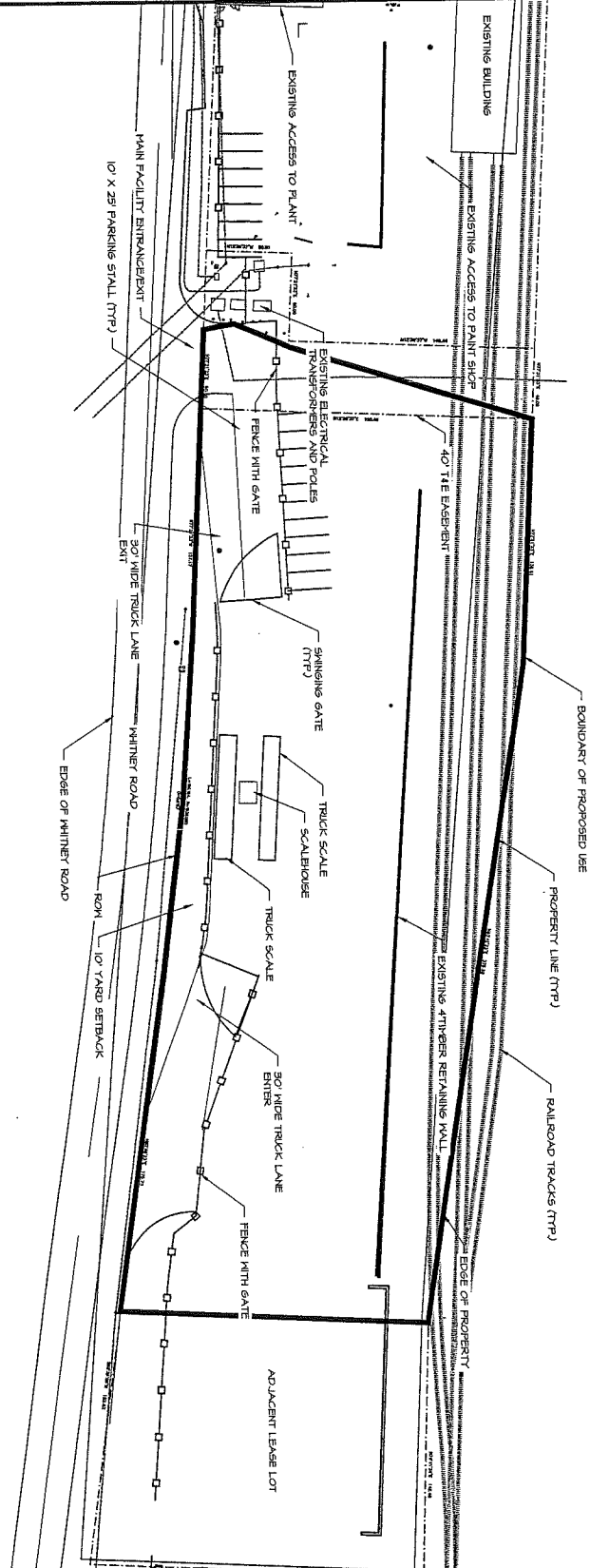
RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)
<input type="checkbox"/> Rezoning - Case Number:
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):
<input type="checkbox"/> Conditional Use - Case Number(s):
<input type="checkbox"/> Zoning variance - Case Number(s):
<input type="checkbox"/> Land Use Enforcement Action for
<input type="checkbox"/> Building or Land Use Permit for
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage

SUBMITTAL REQUIREMENTS	
1 copy required:	<input type="checkbox"/> Signed application (original) <input type="checkbox"/> Watershed sign off form, completed <input type="checkbox"/> 8 1/2" by 11" copy of site plan/building plans submittal
26 copies required:	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Project narrative explaining: <ul style="list-style-type: none"> <li><input type="radio"/> the project</li> <li><input type="radio"/> planning objectives</li> <li><input type="radio"/> addressing the site plan review criteria on page 3 of this application</li> </ul> <input type="checkbox"/> Site plan to scale depicting, with dimensions: <ul style="list-style-type: none"> <li><input type="radio"/> building footprints</li> <li><input type="radio"/> parking areas</li> <li><input type="radio"/> vehicle circulation and driveways</li> <li><input type="radio"/> pedestrian facilities</li> <li><input type="radio"/> lighting</li> <li><input type="radio"/> grading</li> <li><input type="radio"/> landscaping</li> <li><input type="radio"/> loading facilities</li> <li><input type="radio"/> freestanding sign location(s)</li> <li><input type="radio"/> required open space</li> <li><input type="radio"/> drainage</li> <li><input type="radio"/> snow storage area or alternative strategy</li> <li><input type="radio"/> trash receptacle location and screening detail</li> <li><input type="radio"/> fences</li> <li><input type="radio"/> significant natural features</li> <li><input type="radio"/> easements</li> <li><input type="radio"/> project location</li> </ul> <input type="checkbox"/> Building plans to scale depicting, with dimensions: <ul style="list-style-type: none"> <li><input type="radio"/> building elevations</li> <li><input type="radio"/> floor plans</li> <li><input type="radio"/> exterior colors and textures</li> </ul> <input type="checkbox"/> Assembly Ordinance enacting zoning special limitations, if applicable
(Additional information may be required.)	

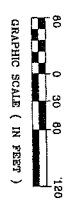
NOTE:  
1. ORIGINAL GROUND TOPO NOT SHOWN FOR CLARITY.  
2. AREA NORTH OF RAILROAD TRACKS IS AN ACTIVE RAIL YARD (RESTRICTED ACCESS)  
3. FENCE TO BE AN 8' HIGH, SITE OBSCURING FENCE  
4. ENTIRE EXISTING AREA IS GRAVEL SURFACE  
5. NEW DEVELOPMENT WILL NOT SIGNIFICANTLY CHANGE EXISTING GRADING PATTERNS



- NOTE:
1. ORIGINAL GROUND TOPO NOT SHOWN FOR CLARITY.
  2. AREA NORTH OF RAILROAD TRACKS IS AN ACTIVE RAIL YARD (RESTRICTED ACCESS).
  3. EXISTING ACCESS TO PAINT SHOP
  4. EXISTING ACCESS TO PLANT
  5. NEW DEVELOPMENT WILL NOT SIGNIFICANTLY CHANGE EXISTING GRADING PATTERNS
  6. ALL TRAILING ENTRANCE/EXITS WILL BE SIGNED IN CONFORMANCE WITH DOT/HAZARDS
  7. SNOW REMOVAL WILL BE HANDLED BY A COMMERCIAL OPERATOR (A CONTRACTOR) UNDER AN AGREEMENT ENTERED AT THE TIME OF THE USE PERMIT.



- TRAFFIC FLOW INTO AND AROUND FACILITY:
1. TRUCK TRAFFIC WILL USE THE DRIVE AND BE GATED THAT LEAD TO THE SCALE. THEY WILL ENTER AND EXIT THE YARD TO BE OFF-LOADED. THE TRUCKS WILL BE DEPICED ON THE MAP BELOW.
  2. NON-COMMERCIAL USERS WILL NOT BE PERMITTED IN THE RECYCLING YARD WITH PERSONAL VEHICLES. A SEPARATE AREA WILL BE DEVELOPED AND LOCATED INSIDE THE MAIN BUILDING AT A LATER TIME.



SHIP CREEK INDUSTRIAL COMPLEX  
KNIK ARM POWER PLANT  
ANCHORAGE, AK

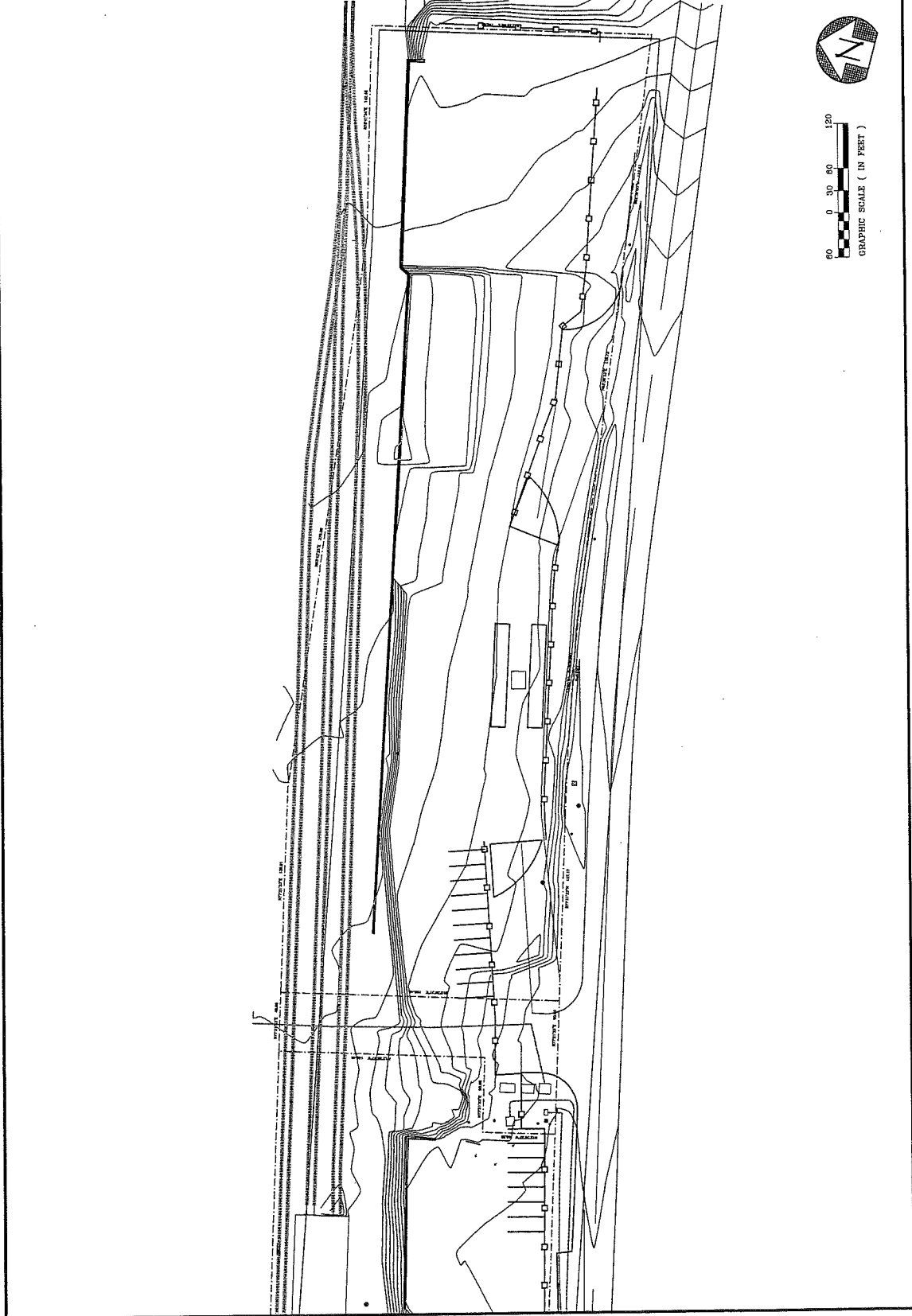
RECYCLING TRANSFER FACILITY  
SITE PLAN WITH TOPO (NO LABELS)

ENVIRONMENTAL  
MANAGEMENT  
INCORPORATED



PREPARED: LMR  
DRAWN: LMR/JAA  
REVIEWED: MC  
DATE: 12.1.16

FIGURE  
2





Ship Creek Industrial  
Complex, LLC

August 26, 2016

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

Dear Planning Department;

Ship Creek Industrial Complex, LLC (SCIC) is currently drafting plans for redevelopment of the Knik Arm Power Plant. One of SCIC's prospective tenants, Central Recycling Services, would like to establish a Recycling Transfer Facility on the east side of KAPP. At this site, CRS would accept recyclables (primarily metals and construction materials), and processes for sale and/or shipping.

Following is an application with request for approval, through an administrative site plan review, to utilize the area east of the KAPP building for a recycling transfer station. This area is currently utilized for storage, a permitted use in I-2. Additional approvals from the Municipality will be sought for the redevelopment of this parcel; however this portion of the project is of a high priority, and therefore the first approval being requested. More information on the redevelopment of the Knik Arm Power Plant can be found in the application.

Please let me know if you have any questions, or require any additional information to support this application. I can be reached by email at [matt@cei-alaska.com](mailto:matt@cei-alaska.com), or by phone at 561-0125.

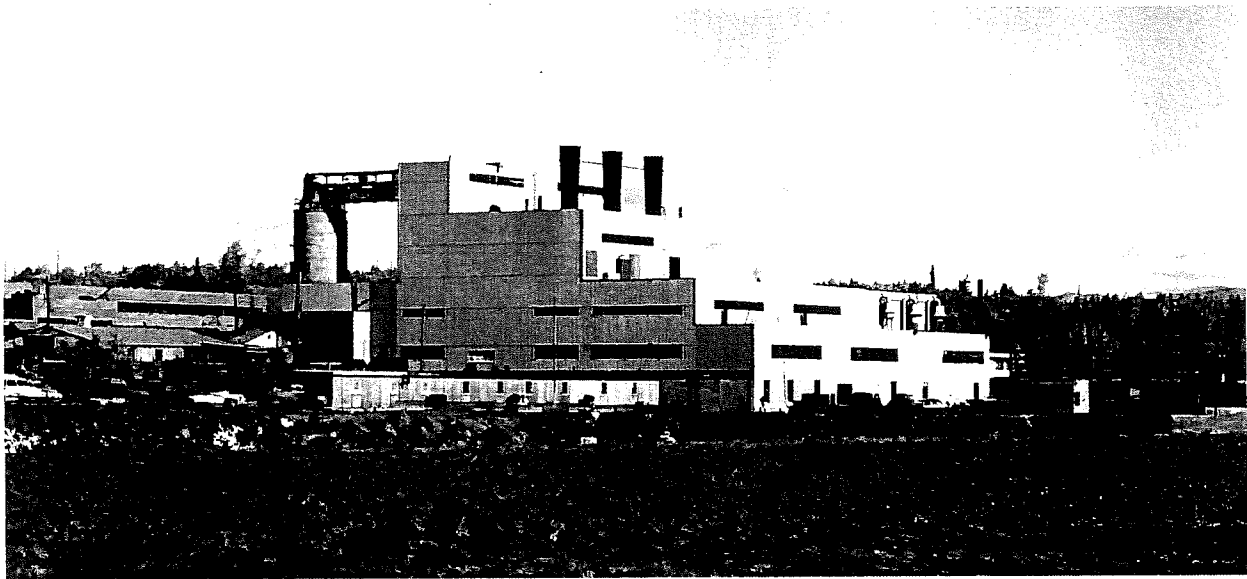
Thank you,



Matt Coullahan, PE

**Knik Arm Power Plant**  
**Administrative Site Plan Review**  
**Recycling Transfer Facility on I-2**

<b>Physical Address</b>	229 East Whitney Road Anchorage, AK 99501
<b>Legal Address</b>	Ship Creek Crossing, Lot 4
<b>Zoning</b>	I-2
<b>Property Owner</b>	Alaska Railroad – with long term lease to Ship Creek Industrial Complex, LLC (SCIC) – SCIC owners Stuart Jacques & Shane Durand
<b>Building Owner</b>	Ship Creek Industrial Complex, LLC.
<b>Constructed</b>	1952 by Alaska Railroad & Chugach Electric as a 9.5 MW coal fired power plant, which also produced steam to heat the AKRR round house and shops.
<b>Plant expansion</b>	1955-7 addition of a coal-fired steam generation unit, boosting production to 14.5 MW
<b>Plant conversion</b>	1967 plant converted from coal to natural gas
<b>Decommissioned</b>	1985
<b>Post-power plant uses</b>	Office space, shop space, brewery, light industrial, storage yard
<b>Site Area</b>	5.7 acres with a width greater than 150 feet
<b>Building Area</b>	Current ~67,000 s.f. (source: MOA appraisal)



KNIK ARM POWER PLANT



## **PROPOSED PROJECT**

Ship Creek Industrial Complex, LLC (SCIC) is currently drafting plans for redevelopment of the Knik Arm Power Plant. One of SCIC's prospective tenants, Central Recycling Services, would like to establish a Recycling Transfer Facility on the east side of KAPP. At this site, CRS would accept recyclables (primarily metals and construction materials), and processes for sale and/or shipping.

Following is an application with request for approval, through an administrative site plan review, to utilize the area east of the KAPP building for a recycling transfer station. This area is currently utilized for storage, a permitted use in I-2. Additional approvals from the Municipality will be sought for the redevelopment of this parcel; however this portion of the project is of a high priority, and therefore the first approval being requested. More information on the redevelopment of the Knik Arm Power Plant can be found in the Planning Objectives section.

### **KAPP East Yard - Existing Use**

The yard to the East of KAPP is currently being used as a storage yard, and has been for at least the past two decades. This use meets the current Title 21 standards including allowance in I-2, screening requirements (none), separation distances, minimum lot size and width, height of stored materials, and setbacks. Although the current drainage is protective of domestic water supplies, and does not have excessive run-off from the property, surface water drainage will be improved with the new use, if approved.



**KNIK ARM POWER PLANT**



## KAPP East Yard - Proposed Use

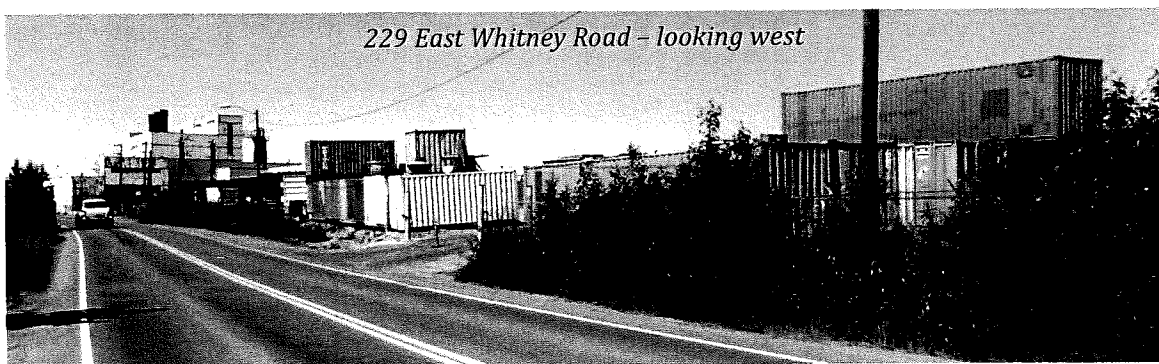
The request of this application is for the proposed use of the Knik Arm Power Plant east yard as a Recycling Transfer Facility. This use requires an administrative site plan review. The definition in Title 21.05.060.E.9 for a Solid Waste and/or Recycling Transfer Facility is “An establishment for the processing, transfer, and/or disposal of hazardous or non-hazardous solid waste and/or materials for recycling.” Several of these standards are the same as for the existing use as a storage yard, which are being met, and will continue to be met with the new use. These include:

- Greater than 500 feet from “any academic school, hospital or residential zoning district.”
- Lot size is 5.7 acres, which is greater than the 2 acre minimum.
- Lot width varies, but at all points is greater than 150 foot minimum.
- Outdoor storage shall not exceed 35 feet in height.
- No operations shall occur within the 10’ front setback, and there is no side setback requirement.

Additional requirements for a Recycling Transfer Facility include:

- Eight foot high sight obscuring fence along E. Whitney Road, and eight foot high fence along the east side of the lot. The yard is bound by a building on the west, and an active rail yard on the north.

An active rail line used by KAPP is located on the northern side of the property, and an active railroad yard is immediately to the north. As access to the rail yard is restricted, access to the recycling transfer station is therefore restricted. A fence along the north would impede the rail use on the property. A letter of non-objection from the Alaska Railroad Corporation follows.



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## KNIK ARM POWER PLANT

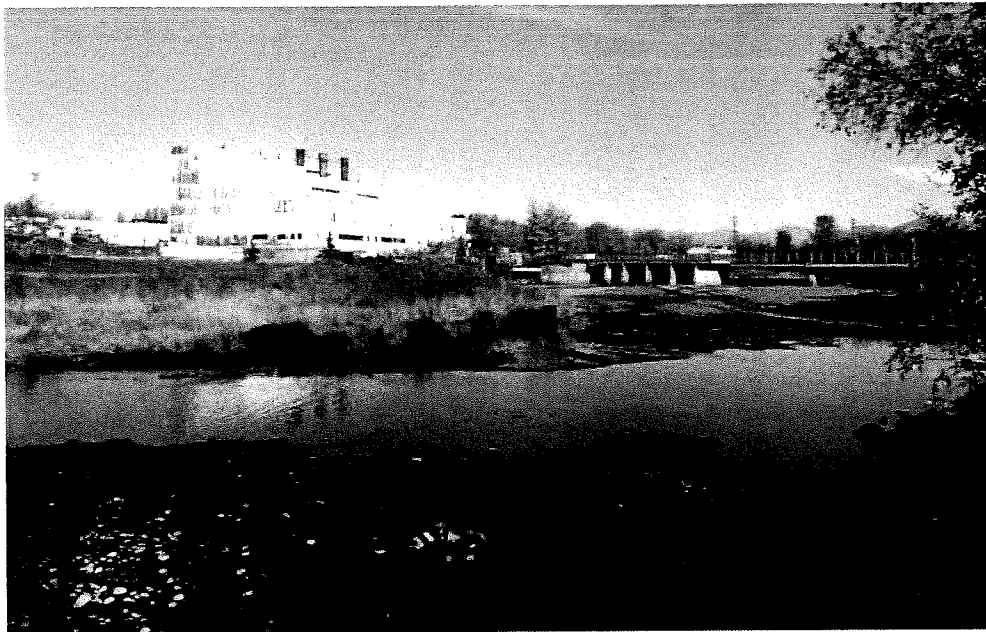


## **PLANNING OBJECTIVES - Ship Creek and KAPP Development**

Many have visions for developing the Ship Creek area into a vibrant area as Anchorage's waterfront. The Municipality of Anchorage recently collaborated with the Anchorage Economic Development Corporation to complete a Ship Creek Framework Plan (PZC Case No. 2014-033). Although the Knik Arm Power Plant (KAAP) falls outside of the Ship Creek Planned Community Zoning District, it is mentioned in the plan, and is a significant feature in the neighborhood.

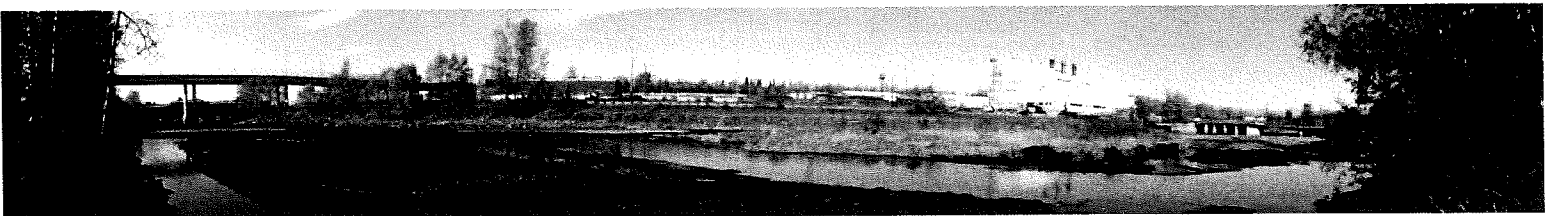
Our vision for the revitalization of the Knik Arm Power Plant includes redevelopment of the building to include offices, training/conference space, warehouse and industrial uses, all of which are compatible with Anchorage 2020 – Anchorage Bowl Comprehensive Plan, Ship Creek Framework Plan, and Government Hill Neighborhood Plan. The revitalization of this property is in-line with the larger planning goals for the Ship Creek area, as well as keeping industrially zoned land for industrial uses. The inclusion of the recycling yard in the Knik Arm Power Plant revitalization is an important business component to the owners, Ship Creek Industrial Complex, LLC.

The east side of the building has been used for storage (a permitted use in I-2), and the transition to a recycling yard will not significantly change the outward appearance of the area, aside from the addition of an 8 foot high site obscuring fence. With a limited inventory of industrially zoned parcels in the municipality, the use of the KAPP yard for an industrial purpose maintains the intent of the zoning, and is consistent with area uses.



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KNIK ARM POWER PLANT



# SITE PLAN REVIEW CRITERIA

## 1 - Consistent with previous approvals

The use as a Recycling Transfer Facility is consistent with the activities on this portion of the KAPP property. This portion of the lot has been used as a Storage Yard for at least the last 2 decades. There have been several concepts for this property since its function as a power plant ceased in 1985, but none of them were feasible. The use of the eastern portion of the lot as a Recycling Transfer Station is compatible with mixed use for the lot. The other concepts being developed for the parcel include office space, industrial use and warehouse use.

## 2 - Standards

The site plan complies with applicable development and design standards as described below with the exception that the fencing requirements in iii. are met by restricting access on the west side by the building, and an active rail yard to the north. A Recycling Transfer Station is only allowed in industrial zoning with Administrative Site Plan Review,

### 21.05.060.E.9 Use Regulations for Solid Waste and/or Transfer Facility

- a. Definition An establishment for the processing, transfer, and/or disposal of hazardous or non-hazardous solid waste and/or materials for recycling.
- b. Use-Specific Standards
  - i. A solid waste transfer facility (structures, operations, outdoor storage) shall not be located within 500 feet of any academic school, hospital, or residential zoning district.
  - ii. Notwithstanding the general dimensional standards set forth in chapter 21.06, the minimum lot size for a solid waste and/or recycling transfer facility shall be two acres and the minimum lot width shall be 150 feet, unless otherwise established by the decision-making body.
  - iii. Outdoor storage shall not exceed 35 feet in height. No outdoor storage, operations, or donations shall occur within the required front or side setback as set forth in chapter 21.06.
  - iv. In addition to any landscaping required under section 21.07.080, Landscaping, Screening, and Fences, the facility shall be surrounded by a fence that is at least eight feet high, except that public drop-off areas need not be fenced unless they are adjacent to a residential district. Such fencing that is adjacent to a residential district shall be screening fencing; such fencing that is adjacent to other non-industrial districts or to streets shall be sight-obscuring fencing.

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KNIK ARM POWER PLANT



21.06 Dimensional Standards I-2

Use	<i>All uses</i>	Min. Area (sq ft)	<i>6,000</i>
Min. Width (ft)	<i>50</i>	Max lot coverage (%)	<i>N/A</i>
Min. setback – Front (ft)	<i>10</i>	Maximum height (ft)	<i>none</i>
Min. setback – Side/Rear	<i>40' if adjacent to a residential district; otherwise 0 or at least 5'</i>		

21.07 Development and Design Standards

There are several areas of the Development and Design Standards which apply to this project, including:

21.07.040 - Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges

No significant modifications to the existing surface grading or materials are proposed.

21.07.080 Landscaping, Screening, and Fences

The proposed fencing for the Recycling Transfer Station shall be height feet high (minimum height as per 21.05.060, and maximum height as per 21.007.080). The finished appearance shall be outward, and prohibited materials will not be used in construction, unless approval from the director is received to utilized recycled or reprocessed building materials as per this section

21.07.090 Off-Street Parking and Loading

In the case of a use or category of uses not listed in table 21.07-4, or that is listed without a specific parking requirement, the requirements for off-street parking facilities shall be determined by the director and the traffic engineer. Such determination shall be based upon the requirements for the use specified in table 21.07-4 that is most nearly comparable to the unspecified use, traffic engineering principles, and/or parking studies.

Any parking study prepared by the applicant shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates as approved by the traffic engineer, and shall include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.

21.07.700 Exterior Lighting

Nonresidential Uses and Districts All parking facilities in nonresidential zoning districts and parking facilities which serve nonresidential uses shall have lighting which meets the level of illumination, uniformity ratios, and minimum lumen intensities specified in the illumination guidelines set by the Illuminating Engineering Society of North America. The lighting system shall be designed to prevent glare to motorists on public streets and light trespass onto adjoining property.

---

KNIK ARM POWER PLANT



### **3 - Adverse Impacts**

The change of use from a Storage Yard to Recycling Transfer Facility will have no significant adverse impacts. The appearance of the site will be improved with an 8 foot high sight obscuring fence along East Whitney Road, additional activity on the lot will have minimal impact due to its siting in an industrial zone immediately adjacent to an active rail yard. Any increase in traffic will not be noticeable along E. Whitney Road which is heavily used for trucking from the Port.

### **4 - Consistent with Comprehensive Plan**

The proposed use is consistent with the goals, objectives and policies of Anchorage 2020, the Ship Creek Framework Plan and the Government Hill Neighborhood Plan.

#### Anchorage 2020 – Anchorage Bowl Comprehensive Plan

Policy 26 – Key Industrial lands, such as the Industrial Reserves designated on the Land Use Policy Map, shall be preserved for industrial purposes.

A recycling transfer facility can only be located on I-1 or I-2 land, and is thus exclusively an industrial use. This is also consistent with the Government Hill Neighborhood Plan (referenced below).

Policy 53 – Design, construct, and maintain roads to retain or enhance scenic views and improve the general appearance of the road corridor.

The installation of an 8 foot high sight obscuring fence will provide a consistent appearance along the frontage of this industrial lot currently utilized for storage.

Policy 83 – The Municipality shall support and encourage recycling and resource recovery.

Development of a recycling transfer facility near the Port will allow for greater recycling capacity within Anchorage as well as state-wide. This policy references the Anchorage Waste Reduction and Recycling Plan which has more details on recycling.

#### Ship Creek Framework Plan

Phase 1-A of this plan calls for the rehabilitation of the Knik Arm Power Plant (p. 58).

This plan references Anchorage 2020 Policy 10 for mixed use development, stating “The framework plan encourages mixed use development in the Ship Creek area, complementing that proposed for the Anchorage Central Business District.”

#### Government Hill Neighborhood Plan

The area around the Knik Arm Power Plant is designated “Industrial Mixed Use Character Area”, and one of the listed Goals and Objectives is to “Rehabilitate the historic power plant”. The potential for additional jobs in the neighborhood is also a desired goal in the GHNP.

---

KNIK ARM POWER PLANT



**ALASKA**  
RAILROAD

*Real Estate Department*  
*Telephone: (907)265-2617*  
*Fax Number: (907)265-2450*  
*Email: [donovana@akrr.com](mailto:donovana@akrr.com)*

Via Electronic

July 27, 2016

Mr. Shane Durand  
Ship Creek Industrial Complex, LLC  
311 N. Sitka  
Anchorage, AK 99501

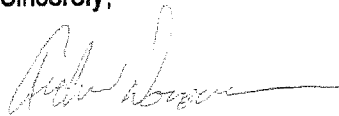
Re: Alaska Railroad Corporation (ARRC) Ground Lease, Contract No. 9998  
Non-objection to request exception for fencing

Dear Mr. Durand:

ARRC received the information indicating your intention to request the Municipality of Anchorage (MOA) for an exception to installation of the 8' high fence on the north property line of Lease Contract No. 9998. The lease area, which is adjacent to the ARRC Anchorage Operations Yard includes active rail which are frequently utilized to serve this property and installation of the fence would impact those operations.

ARRC has no objection to you requesting MOA for an exception to the required 8' fence on the north boundary of the lease area for the Recycling Transfer Facility. In the event the fence would be beneficial at a future date, the parties agree that installation would be in accordance with the lease agreement.

Sincerely,



Andrew Donovan  
Director Real Estate

**WMS WATERCOURSE MAPPING SUMMARY**

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Old Ship Creek power plant site
- Project Location, Tax ID, or Legal Description: 229 E Whitney Rd
- Project Area (if different from the entire parcel or subdivision): \_\_\_\_\_

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

- X **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.\*
- \_\_\_\_\_ **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.  
*New or additional mapping **IS NOT REQUIRED**.*\*
- \_\_\_\_\_ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:
  - are **NOT** shown on submittal documents, or
  - are **NOT** depicted adequately on submittal documents for verification, or
  - are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.\**
- \_\_\_\_\_ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

\* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

**ADDITIONAL INFORMATION:**

- Y N WMS written drainage recommendations are available. Preliminary Final
- Y N WMS written field inspection report or map is available. Preliminary Final
- Y N Field flagging and/or map-grade GPS data is available.

Inspection Certified By:

Date:



07/26/16

The owner of the business named below has authorized the following individuals to apply for permits on behalf of this company:

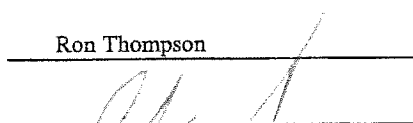


Date: 10/27/2016

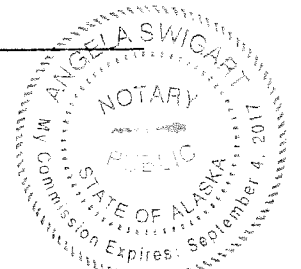
Name of Business: Central Environmental Inc.

Business Owner's Name: Shane Durand

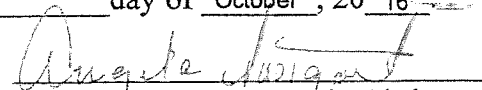
Authorized Individuals:

Matthew Coullahan	
Caleb Moffit	
Ron Thompson	
	

Owner or Representative Signature



Subscribed and sworn before me this Twenty-seventh day of October, 20 16

  
NOTARY PUBLIC in and for Alaska

My Commission Expires: 9-4-2017

MAIL OR FAX TO: Municipality of Anchorage  
Development Services Department  
Building Safety Division  
Mailing: P.O. Box 196650, Anchorage, AK 99519-6650  
Physical: 4700 Elmore Street, Anchorage, AK 99507  
Fax: 907-249-7742  
Attn: Licensing Section

# Reviewing Agency Comments



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Transportation and  
Public Facilities

DIVISION of PROGRAM DEVELOPMENT  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, Alaska 99519-6900  
Main Phone: (907)269-0520  
Fax: (907)269-0521  
Web site: dot.state.ak.us

January 26, 2017

Terry Schoenthal, Current Planning Section Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

**RECEIVED**

**JAN 27 2017**

**PLANNING DEPARTMENT**

RE: MOA Zoning Review

Dear Mr. Schoenthal:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Platting Review Board has no comments on the following zoning cases:

- 2016-0136: 229 East Whitney Road
- 2017-0011: King Subdivision

Sincerely,

A handwritten signature in black ink, appearing to read "James Starzec".

James Starzec  
Anchorage Area Planner

Cc: Tucker Hum, Right of Way Agent, Right of Way, DOT&PF  
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF  
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF



# MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



**RECEIVED**

**JAN 24 2017**

Date: January 24, 2017 **PLANNING DEPARTMENT**  
To: Department of Planning, Zoning and Platting Division  
Thru: *DAF* DeeAnn Fetko, Deputy Director, DHHS  
From: *SG* Shelley Griffith, EHS Program Manager, DHHS  
Subject: Comments Regarding CUP 2016-0136 Transfer Facility

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Thank you for your submission. The concerns noted with CUP 2017-0136 are as follows:

There is no map with site location outlined. Per the AMC Chapter 15.35 - South Central Clean Air Ordinance Regulations, please submit a plan which includes the following: plan drawing with: floor, parking, egress or exit, and transfer area; where the transfer station will be located (indoors or outdoors (wind-blown materials)); if the transfer lot will be paved or gravel; what products will be transferred; where piles of product outdoors will be located (available for wind-blown dust) and what will those products consist of.

Also include in the plan submission: if this lot/facility is unpaved, are there "Best Management Practices" and resources such as on-site water truck, and sweepers to control dust from lot traffic, from track-out, and from uncovered piles; the projected volume of trucks (pick-up and/or semis) visiting the site; and a dust mitigation plan for active and storage sites and roadways.

There is no mention of a noise plan. Please submit a noise plan per the AMC Chapter 15.70 – Noise Control to include the following: the hours of operation; any "back-up" alarms sounding; and the projected noise levels in dBA at property line.

CC: Clara Park, Sr. Office Associate  
Janine Nesheim, EHS Specialist – Plan Review  
DHHS Public Information Officer - Vacant

# MUNICIPALITY OF ANCHORAGE



Community Development Department  
Development Services Division

*Mayor Ethan Berkowitz*

Private Development Section  
**RECEIVED**

JAN 20 2017

## MEMORANDUM

PLANNING DEPARTMENT

### Comments to Planning and Zoning Administrative Hearing Applications/Petitions

**DATE:** January 20, 2017

**TO:** Terry Schoenthal, Current Planning Section Supervisor

**FROM:** Brandon Telford, Private Development Plan Review Engineer

**SUBJECT:** Comments for Planning and Zoning Administrative Decision date: February 03, 2017.

**Case 2016-0136** – Administrative Site Plan Review for a Recycling Transfer Facility in the I-1 (Heavy Industrial) District.

#### Department Recommendations:

The Private Development Section has no comment.

# MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.  
Development Services Division

Building Safety

**RECEIVED**

JAN 20 2017

## MEMORANDUM

PLANNING DEPARTMENT

### Comments to Miscellaneous Planning and Zoning Applications

**DATE:** January 19, 2017

**TO:** Terry Schoenthal, Manager, Current Planning

**FROM:** Ron Wilde, P.E.  
Structural Plan Reviewer  
Building Safety  
343-8371

**SUBJECT:** Comments for Case 2016-0136  
Recycling Transfer Facility

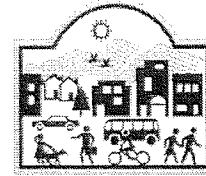
No Comment.



# Municipality of Anchorage

Planning Department  
Long-Range Planning Division

## Memorandum



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**RECEIVED**

JAN 18 2017

**Date:** January 18, 2017  
**To:** Ryan J. Yelle, Associate Planner, Current Planning Section  
**From:** Jon Cecil, Senior Planner, Long-Range Planning Section  
**Subject:** 2016-0136; ASPR for a Recycling Transfer Facility in I-2, Lot 4, Ship Creek Crossing Subdivision (Plat 96-151)

**PLANNING DEPARTMENT**

The Long-Range Planning Section has reviewed the Administrative Site Plan Review (ASPR) application for a recycling transfer facility located at 229 East Whitney Road, Lot 4, Ship Creek Crossing Subdivision. The subject site is owned by the Alaska Railroad (ARRC) and the proposed recycling transfer facility would be sited on the east side of the Knik Arm Power Plant (KAPP). The establishment of a recycling transfer facility is a permitted use in the I-2 (Heavy Industrial) Zoning District with an approved ASPR.

The applicant seeks to use an existing storage yard as a recycling transfer station. The storage yard has been in existence for the past two decades. The adjacent power plant was decommissioned in 1985. The Alaska Railroad owns the power plant and currently leases space inside the building to several businesses. Now, the Alaska Railroad, seeks to locate a recycling transfer facility on land that is currently used for outdoor storage.

The overarching comprehensive plan is the *Anchorage 2020 – Anchorage Bowl Comprehensive Plan*. The Anchorage 2020 Comprehensive Plan provides only general comments and recommendations with respect to the Ship Creek area. Applicable comprehensive plan policies to this application include:

**Policy #7** – Avoid incompatible uses adjoining one another.

**Policy #26** – Key industrial lands, such as the Industrial Reserves designated on the Land Use Policy Map, shall be preserved for industrial purposes.

**Policy #43** – Plans for major commercial, institutional, and industrial developments, including large retail establishments, are subject to site plan review.

**Policy #83** – The Municipality shall support and encourage recycling and resource recovery.

The site is adjacent to other industrial uses such as the railyard so the intended use does not conflict with its neighboring use. The site is zoned for industrial purposes and this is not being changed. As noted above the applicant seeks to obtain approval through an administrative site plan review which is consistent with Title 21. Finally, the municipality supports and encourages recycling and resource recovery. The application appears to have addressed the comprehensive plan policies applicable to this case review.

The applicable plan is the *Government Hill Neighborhood Plan*. Applicable comprehensive plan policies to this application include:

**Industrial Mixed-Use Character Area** – The Industrial Mixed-Use Character Area lies along Ship Creek Road. This is an industrial corridor in which buildings flank the road.

### **Goals & Objectives**

- Improve access to downtown, especially for pedestrians and bicycles.
- Redevelop abandoned buildings.
- Rehabilitate the historic power plant.
- Plan material along the railroad edge as a buffer.

Although not applicable, these goals and objectives are not adversely affected by the proposed ASPR for a recycling transfer facility.

### **Ship Creek Master Plan (2013)**

The *Ship Creek Master Plan* (Master Plan) adopted in 2013 is also applicable to this application, which acknowledges that the Alaska Railroad “continues to seek ways to invest in non-operating railroad land to improve its value to potential and existing leaseholders. Railroad customers comprise a critical business segment that provides financial stability and a means for self-sustaining operations for the railroad.” (p. 25). The intended use of the property power plant storage area is appropriate given its zoning and existing land uses operated by the Alaska Railroad in this location.

The Master Plan discusses issues related to transportation routes in the Ship Creek basin. Of particular concern is “Whitney Road which is the major link between the POA [Port of Anchorage] and ARRC [Alaska Railroad Corporation] as well as the industrial/warehouse district in the east Ship Creek basin. Whitney Road has limited capacity for the existing volume of freight transported over it. It is crossed a number of times with rail tracks, is rough and narrow with no shoulders. Additionally, Whitney Road parallels Ship Creek on its north bank where sport fishermen access the creek. Sports fishermen park their cars along Whitney Road and often cross the road without looking for opposing traffic. Whitney Road is designated as a Commercial/Industrial Collector Class IA facility in the Official Streets and Highways Plan (OS&HP). The Draft ARRC Master Plan (discussed next) recommends reconstructing Whitney Road as well as realigning it to eliminate these conflicts.” (p. 22)

The Ship Creek Master Plan also references “Title 21 Impacts” (p. 12) that reference a rezoning of Lot 4, Ship Creek Crossing Subdivision in 2005/2006. Assembly Ordinance 2006-046(s) is the applicable document. Further discussion about the AO is discussed below.

### **Metropolitan Transportation Plan (MTP 2035)**

The *Metropolitan Transportation Plan* (MTP 2035) identifies a road upgrade project is needed for Whitney Road (#315) from North C Street to Post Road. The purpose of the project is to upgrade Whitney Road to urban industrial standards that may include relocation of Whitney Road. (MTP 2035, p. 7-37). The project is not part of the Transportation Improvement Program (TIP) and is not anticipated to be funded anytime within the near future.

### **Freight Mobility Study (Pending)**

The Draft *Freight Mobility Study* (FMS, pending 2017) reference specific issues associated with Whitney Road, including: size, turning movements, no shoulders, trail/pedestrian/fishing concerns. The FMS indicates that the prospects for a future upgrade of Whitney Road are rated as “Low”. The applicant is encouraged to address these factors in their application (see in particular pp. 21, 42, 61 and 63).<sup>1</sup>

Given the referenced master plan and two transportation-related planning documents that discuss Whitney Road, staff is concerned about ingress and egress to this site by large trucks with heavy loads. The application does not state how many truck movements will be made on a daily/weekly basis to this site. Truck volumes may have an impact on existing traffic movements on Whitney Road which is already seriously constrained. We defer to our colleagues from Traffic Safety to determine appropriate

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<sup>1</sup>[http://www.muni.org/Departments/OCPD/Planning/AMATS/Documents/Freight\\_Mobility/Study\\_2016/Draft\\_FMS.pdf](http://www.muni.org/Departments/OCPD/Planning/AMATS/Documents/Freight_Mobility/Study_2016/Draft_FMS.pdf)

measures to insure vehicle and pedestrian safety on Whitney Road at this location. Furthermore, this specific stretch of Whitney Road is very popular with the public and out of town visitors during the summer salmon fishing season. Pedestrians and bicyclists use this area frequently and their separation from truck traffic is a significant public safety issue. There may also be traffic delays as trucks make turning movements onto the site. We encourage the applicant to notify neighboring commercial and industrial users in the Ship Creek area about possible traffic delays as a result of recycling deliveries. It is our understanding that current tenants of the Power Plant utilize portions of the subject property for parking as well as for equipment storage. How will the tenants be impacted and where will their needs be met on site?

In terms of public safety and security of the property we suggest that consideration be given to additional lighting, if appropriate. Lighting can act as a deterrent to possible criminal activity in the area.

**Assembly Ordinance 2006-046(S)**

In accordance with AO 2006-046(S) the zoning map was amended by designating the following described property as I-2 (Heavy Industrial) District: Ship Creek Crossing, Lot 4 (Power Plant lease) consisting of 209,068 square feet (Planning and Zoning commission Case 2005-080). Those areas designated as heavy and light industrial (I-1 and I-2), such as Lot 4, Ship Creek Crossing Subdivision, are exempt from design guidelines developed as part of the Planned Community (PC) *Ship Creek Master Plan* for the Alaska Railroad Reservation (see Ship Creek Framework Plan, p. 12)

The Long-Range Planning section has no objections to this Administrative Site Plan Review for Case 2016-0136. Thank you for the opportunity to review and comment.



MEMORANDUM

RECEIVED

JAN 18 2017

PLANNING DEPARTMENT

DATE: 12 January 2017

TO: Current Planning Division Supervisor,  
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: **2016-0136 Administrative Site Plan Review for a Recycling Transfer Facility  
in the I-2 Heavy Industrial District**

LOT 4 Ship Creek Crossing Subdivision is located at 229 E Whitney Road. This section of Whitney Road is a 60 foot ROW designated as a Collector in the OSH&P. The Site plan shown on figure 1 of the application appears to be a conceptual layout for a proposed recycle transfer facility.

Traffic Department recommends that the site plan be revised to address the following comments based on review of New Title 21 Land Use Code prior to recommend approval for this new use.

**21.07.040 Drainage, Storm water Drainage, Erosion Control**

1. Provide a recorded copy of the snow removal agreement with Municipality (21.07.040 F)
2. Note 4 indicated that existing area is gravel and that existing drainage will not be impacted by development. A portion of the existing lot will require to be paved which will change the amount of impervious surface and potentially impact Drainage and Storm Water treatment for the site.

**21.07.060 Transportation and Connectivity**

3. Provide a sidewalk along the portion of Lot 4 frontage to Whitney Road (21.07.060 E2.B). Information provided in application indicate that future modification of existing building on the lot may include future change of use that will require pedestrian accessibility to the site.

**21.07.090 Off-Street Parking and Loading**

4. Table 21.07-4 does not list a specific requirement for the proposed use category and there is not a land use listed in the ITE parking generation manual. 21.07.090 E.2 requires a minimum of three (3) spaces. This portion of the site will need to provide sufficient number of parking spaces for the amount of employees required for operation of the recycling transfer facility. Figure 1 indicates a total of 10 spaces located adjacent to new fencing near main facility entrance area. Provide additional information with revise site plan indicating that 10 space would be sufficient to support center operations.
5. Provide additional information on revised site plan for proposed parking area to include more than typical dimensions. Indicate circulation to access the spaces. Provide notes for required pavement markings and potential for wheel stops (21.07.090 H.8)
6. Show information on revised site plan to address requirement for exterior lighting (21.07.090 H.5)
7. Show information on revised site plan to indicate areas to be paved to include the following, Driveway entry and exits, truck scale access, and parking spaces and circulation areas (21.07.090 H 12).

8. Revise site plan to show one van accessible parking space (21.07.090 J)
9. Revise site plan driveways to meet Municipal Driveway Standards for the following;
  - a. Provide driveway curb cut with sufficient radius to support large commercial vehicles (Paragraph 2b).
  - b. Indicate width of driveways meeting commercial standards (Paragraph 5a).
  - c. Revise driveway angles to Whitney Road Driveway angles should be 90 degrees and not less than 60 degrees (Paragraph 6a).
  - d. Provide a 30 foot +/- 2 % landing grades for driveways to Whitney road (Paragraph 8b)
  - e. Provide additional information with use of vehicle turning templates to demonstrate ability for large commercial truck to make a left turn from Whitney road to the eastern entrance driveway for the vehicular scales
10. Obtain a title 23 land use permit for required site modifications.



**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



**DATE:** January 11, 2017  
**TO:** Terry Schoenthal  
**FROM:** Steven Ellis  
**SUBJECT:** Comments from Watershed Management Services

**RECEIVED**

**JAN 11 2017**

**PLANNING DEPARTMENT**

Watershed Management Services (WMS) has the following comments for the January 20, 2017, Planning and Zoning Commission Meeting (Administrative Decision).

2016-0136 Administrative Site Plan Review for a Recycling Transfer Facility in the I-2 District. WMS has the following comments.

This area drains to Ship Creek. Ship Creek is listed as impaired for fecal coliform and hydrocarbons. This activity is unlikely to cause pollution from fecal coliform. There has been recent input under the Municipal Separate Stormwater Sewer System (MS4) Permit for the MOA to monitor for metals in storm water discharges to Waters of The U.S.

WMS requests the following condition of approval.

Resolve with WMS the need to create a site storm water plan to address pollutants in storm water and industrial process water runoff. The pollutants of concern are metals, hydrocarbons, sediment and particulates.

# MUNICIPALITY OF ANCHORAGE



Development Services Department  
Addressing  
Addressing email: [addressing@muni.org](mailto:addressing@muni.org)

Fax: 907 249-7868

*Mayor Ethan Berkowitz*

**RECEIVED**

**JAN 09 2017**

January 9, 2017

**PLANNING DEPARTMENT**

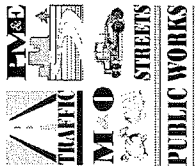
Case: 2016-0136

Administrative Site Plan Review for a Recycling Transfer Facility in the I-2 (Heavy Industrial) District.

No comments

Thanks,

Karleen Wilson



**MUNICIPALITY OF ANCHORAGE**  
**PUBLIC WORKS DEPARTMENT**  
 4700 Elmore Road  
 Anchorage AK 99507

**Project Review Form**

Project Name: Admin Review for Recycling Transfer Facility 229 E. Whitney Road	Project No: 2016-0136 Case No:
Project Status: <input type="checkbox"/> Design Study <input type="checkbox"/> 35% <input type="checkbox"/> 65% <input type="checkbox"/> 95% <input checked="" type="checkbox"/> Other	
Name/Title: Andrew Watts/Transit Planning Technician; Randy Bergt/Capital Project Engineer	
Organization / Department: Public Transportation Dept / People Mover	
Phone Number: 343-8496 (Andrew) or 343-8285 (Randy)      Date: 09 JAN 17	

Page/ Sheet No.	Reviewer	Comment	Response
1)	AGW	Thank you for the opportunity to review. MoA Public Transportation does not currently provide service in the subject area and has no plans to do so in the future. Therefore we have no objection to this project design.	
2)			
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			
11)			
12)			
13)			

**RECEIVED**  
 JAN 09 2017  
 PLANNING DEPARTMENT

Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

JAN 09 2017

MEMORANDUM

PLANNING DEPARTMENT

**DATE:** January 9, 2017  
**TO:** Terry Schoenthal, Planning Manager, Planning Section, Planning Division  
**FROM:** Paul Hatcher, Engineering Technician III, AWWU Planning  
**SUBJECT: Zoning Case Comments**  
Hearing Date: February 3, 2017  
Agency Comments Due: January 20, 2017

AWWU has reviewed the materials and has the following comments.

**2016-0136 ARR 9998 SHIP CREEK CROSSING LT 4 AND REM PARCEL B AND PARCEL C, Administrative Site Plan Review for a Recycling Transfer Facility in the I-2 (Heavy Industrial) District, Grid SW1131**

1. AWWU water and sewer is available to this parcel.
2. AWWU has no objection to this site plan review.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail [paul.hatcher@awwu.biz](mailto:paul.hatcher@awwu.biz)