

Application for Design Variance

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



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first)	Searls, David (Municipal Light & Power)	Name (last name first)	Volk, Casey (TPECI)
Mailing Address	1200 East 1st Avenue	Mailing Address	3305 Arctic Boulevard, Suite 102
	Anchorage, Alaska, 99501-1658		Anchorage, Alaska, 99503
Contact Phone – Day	907-263-5234	Contact Phone – Day	907-522-4337
Evening		Evening	
Fax	907-263-5204	Fax	907-522-4313
E-mail	searlsDS@muni.org	E-mail	cvolk@tpeci.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): 004-181-12-000		
Site Street Address: 2801 Career Center Drive, Anchorage, Alaska 99508		
Current legal description: (use additional sheet if necessary)		
Tract 16B, Goose Lake Subdivision, Plat 93-00-44 Anchorage Recording District		
Zoning: PLI	Acreage: 8.07	Grid #: 93-00-44

PETITIONING FOR
Fence variance, requesting approval for 10' fence versus 8' fence.

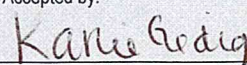
CODE CITATIONS
AMC 21. 07.080H.3
AMC 21.

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for variance 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 variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Urban Design Commission for administrative reasons.

Signature  ☐ Owner ☒ Representative 9/16/19
Date
(Representatives must provide written proof of authorization)

Casey Volk

Print Name

Accepted by: 	Poster & Affidavit: 3+1	Fee: \$1,200-	Case Number: 2019-0145	Requested Meeting Date: MDC 12/11/19
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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):	Case # 2019-0094
☐ Zoning variance - Case Number(s):	
☐ Land Use Enforcement Action for	
☐ Building or Land Use Permit for	
☒ Wetland permit: ☒ Army Corp of Engineers ☐ Municipality of Anchorage	

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)	
1 copy required:	☐ Signed application (original)
34 copies required:	☐ Signed application (copies) ☐ Variance narrative, addressing: ☐ The need for the variance ☐ The effect of granting the variance ☐ An analysis of how the proposal meets the variance standards below ☐ As-built survey showing existing conditions, to scale (no more than 2 years old) ☐ Proposed plot plan, site plan, or building elevations, to scale (new construction) ☐ Photographs or renderings
(Additional information may be required.)	

VARIANCE STANDARDS
The Urban Design Commission may only grant a variance if the Commission finds that all of the following 8 standards are substantially met. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you. a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard; b. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard; c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard; d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code; e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies; f. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; and g. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality. h. In evaluating the request for a variance from the maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.



Municipal
Light & Power

8/30/19

Municipality of Anchorage
Planning Department
4700 Elmore Road, 2nd floor, Anchorage, AK 99507

Attn: Michelle McNulty

Re: Letter of Authorization for Expansion of Substation #8 Application for Design Variance

Dear Michelle,

On behalf of Municipal Light & Power (ML&P), I hereby authorize Travis/Peterson Environmental Consulting, Inc to represent ML&P concerning the Municipality of Anchorage Application for Design Variance for the Substation #8 expansion project.

Sincerely,

David Searls
Substation Engineering and Planning Supervisor



Substation #8

Design Variance Narrative

September 2019

Project Description

Anchorage Municipal Light & Power (ML&P) is requesting a Design Variance approval for fence height at Substation #8, located adjacent to East Northern Lights Boulevard between Career Center Drive and UAA Drive, at Goose Lake Park. The legal description for Substation #8 is Tract 16B, Goose Lake Subdivision, Plat 93-00-44 Anchorage Recording District. Substation #8 serves the growing University/Medical (UMed) district in the southeast corner of the ML&P service territory. It is one of the most heavily loaded ML&P substations and operates near its rated capacity during periods of peak demand.

ML&P is currently upgrading the substation and has completed the Administrative Review process. One of the conditions of approval by the Municipality of Anchorage (MOA) was fence height. Title 21 dictates that a fence cannot exceed 8-feet which is the why ML&P is seeking a design variance in fence height.

Need:

ML&P plans to construct a new, 10-foot, fence along the perimeter of the Substation #8. Due to its location along a major arterial street, Northern Lights Boulevard, ML&P determined that a 10-foot fence would support the need for security, maintain consistency among substation fence heights, and to be compliant with the National Electrical Safety Code (NESC).

The security of substations is a priority for ML&P, which is why ML&P requests a variance in fence height for Substation #8. During winter months, snow builds up against fences making them more susceptible to climbing. As a result, ML&P has had problems in the past with theft of copper pipes and wires. Substations #7, #8 (multiple times), #10 (multiple times), #14, and #15 have all experienced theft. Substation #8 is located adjacent to a major arterial street and is highly visible to vehicles and pedestrians. Due to snow embankment and high volumes of human activity near the substation, ML&P would like a variance in fence height to deter citizens from scaling the fence.

Substations generally fall into the category of something no one wants in their “own backyard”. Therefore, ML&P takes pride in the appearance of their substations. An important part in the appearance is maintaining consistency within substation designs. Since 1996, ML&P substations have installed 10-foot high fences. To stay consistent with past substation designs, including the previous fence design for Substation #8, ML&P would like Substation #8 to receive a variance in fence height from 8-feet to 10-feet.

Finally, ML&P must abide by the requirement set forth not only by the MOA, but also by NESC. Section 11 of the NESC states, “Metal fences, when used to enclose electric supply stations having energized electric conductors or equipment, shall have a height not less than 2.13 m (7 ft) overall and shall be grounded in accordance with Section 9.” Therefore, during winter months, any snow depth of drift over 1 foot in height would result in a safety violation for an 8-foot fence. To be compliant year-round with Section 11 of the NESC, ML&P is requesting a design variance in fence height for Substation #8.

Effect:

Approving the construction of a 10-foot fence versus an 8-foot fence will have several effects. It will increase the security of Substation #8, allow consistency within substation designs, and will enable ML&P to be compliant with Section 11 of the NESC.

Approving the variance in fence height is essential for the security of Substation #8, which may be one of the most important substations in Anchorage. Substation #8 powers the UMED district which is the home of University of Alaska Anchorage, Alaska Pacific University, Providence Alaska Medical Center, and Alaska Native Medical Center. These locations are considered anchor institutions and facilities according to the Anchorage 2040- Land Use Plan. The 10th goal of the 2040 plan states, “the community will support its anchor institutions and facilities and recognizes the important local and statewide benefits they provide, while mitigating adverse impacts associated with development and expansion.” If wire was stolen, Substation #8 could cease to function causing power interruption to these institutions. The approval of this variance has a positive effect on Anchorage’s anchor institutions and facilities.

In addition to security, approval of the variance for fence height would affect the overall appearance of the substation. In the past, ML&P used 10-foot fence to enclose substations. By approving the variance in fence height, Substation #8 would match its previous fence design, as well as match nearby substations, which include Substations #6, #13, #14, #15, #16, #20, and #22. Consistency within designs increases the overall appearance of substations.

Finally, by approving the fence variance, Substation #8 would be compliant with Section 11 of the NESC. During winter months snow tends to build up along perimeters of substations ultimately shortening the overall height of the fence. To be compliant with the NESC, 10-foot fences are considered necessary during winter months.

Variance Standards

- a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.**

If granted, the proposed alternative would achieve the intent of the subject design standard to the same or better degree than the subject standard. The purpose of the “Development and Design Standards” section in Title 21 is to address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, to implement the comprehensive plan vision for a more attractive, efficient, and livable community. The approval of this variance will enable Substation #8 to match the other substations in the area, which in return will make the appearance more attractive since they will be similar in design. It will help block the unappealing view of substation equipment and structures. The increase in security that the fence provides will also ensure that Substation #8 operates more efficiently, by keeping unwanted citizens away.

- b. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard.**

Anchorage 2020- Anchorage Bowl Comprehensive Plan

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

Justification: The installation of a new sight obscuring fence will provide a consistent appearance along the frontage of this substation, enhancing the appearance of the road corridor. The Parks and Recreation Department assisted in choosing a fence design they felt was consistent with the location, and the Park and Recreation Commission has also approved the proposed fence design.

Anchorage 2040- Land Use Plan

Goal 1- Anchorage achieves residential and commercial growth, which improves community resiliency and citizens quality of life as it supports their vision for the future expressed in the comprehensive plan.

Justification: Increased security at substations that provide power to residential and commercial properties is vital in ensuring Anchorage achieves residential and commercial growth.

Goal 10 - The community supports its anchor institutions and facilities and recognizes the important local and statewide benefits they provide, while mitigating adverse impacts associated with development and expansion.

Justification: The approval of the 10-foot fence surrounding Substation #8 is crucial in ensuring proper security for an unmanned substation. Especially a substation as important as Substation #8, which provides power to many of the anchor institutions in Anchorage such as the University of Alaska Anchorage, Alaska Pacific University, Providence Alaska Medical Center, and Alaska Native Medical Center.

c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard.

The new fence would increase security and prevent theft at Substation #8 which benefits the community since Substation #8 provides services to many of Anchorage's anchor institutions and facilities. Supporting anchor institutions and facilities, which is a goal in the Anchorage 2040- Land Use Plan, benefits the surrounding community.

d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code.

If granted, this variance would not adversely affect the adjacent properties. Undeveloped park land surrounds the property to the north, east, and south. To the west is the King Tech High School, which is zoned within the PLI district. However, it is a parking lot that lies directly to the west of the substation. The school itself is located further to the southwest and would not be affected by the variance. North of the substation is park land, however between the park land and Substation #8 is Northern Lights Boulevard. The installation of a new 10-foot, sight-obscuring, fence will provide a consistent appearance along the frontage of this substation and would match similar substations in the area. Due to the height of the equipment in the substation, a 10-foot fence does not obstruct the view beyond the substation, rather it helps to hide the view of the substation equipment and structures.

e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies.

If granted, this variance would not change the character of the zoning district where the property is located, would keep with the intent of the code, and would not permit a use not otherwise permitted in the district in which the property lies. The Parks and Recreation Commission has already approved the land transfer to

ML&P for the expansion of Substation #8 within the PLI zone and an increase in fence height would have no impact on the zoning district.

- f. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation.**

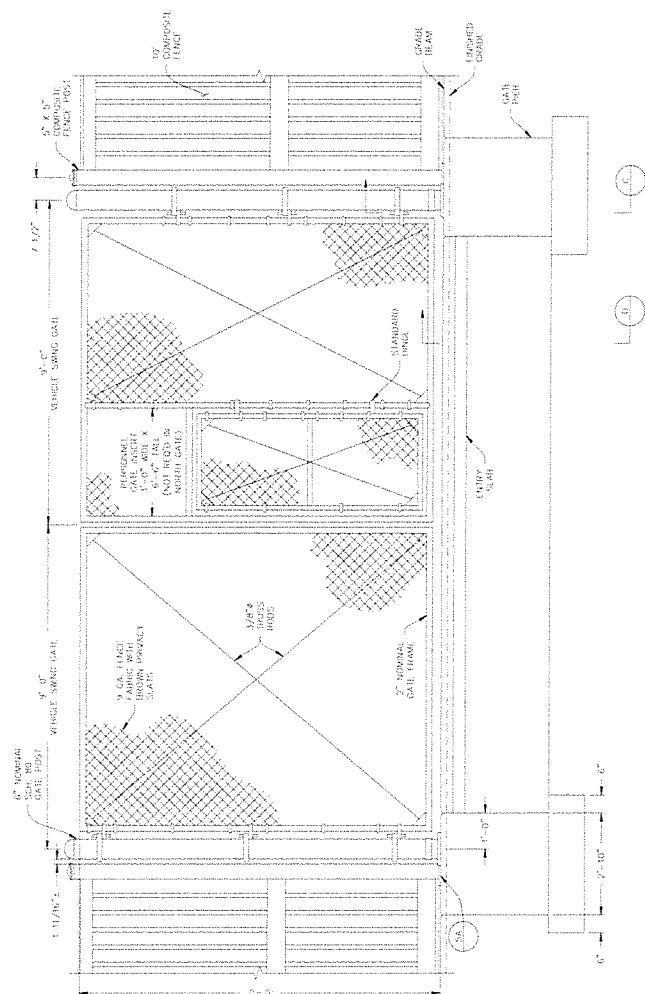
This standard does not apply. Substation #8 is unmanned substation.

- g. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality.**

If granted, this variance would not adversely affect the health, safety, and welfare of the people of the municipality. The additional height in fence would increase the security of the substation which will decrease the likelihood of theft and/or vandalism occurring at the substation. A thief could easily be killed by touching a live conductor during a robbery. Theft and damage also decrease the reliability of the substation and could lead to power outages. Increased security at a substation that provides power to anchor institutions such as schools and hospitals only ensures peace of mind for the residents of the municipality who depend on those services.

- h. In evaluating the request for a variance from maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owners or users ability to continue to communicate adequately and effectively with the public through the use of the sign.**

This standard does not apply. The construction of a 10-foot fence around Substation #8 would not impact any signage nor impair visibility of any signage.

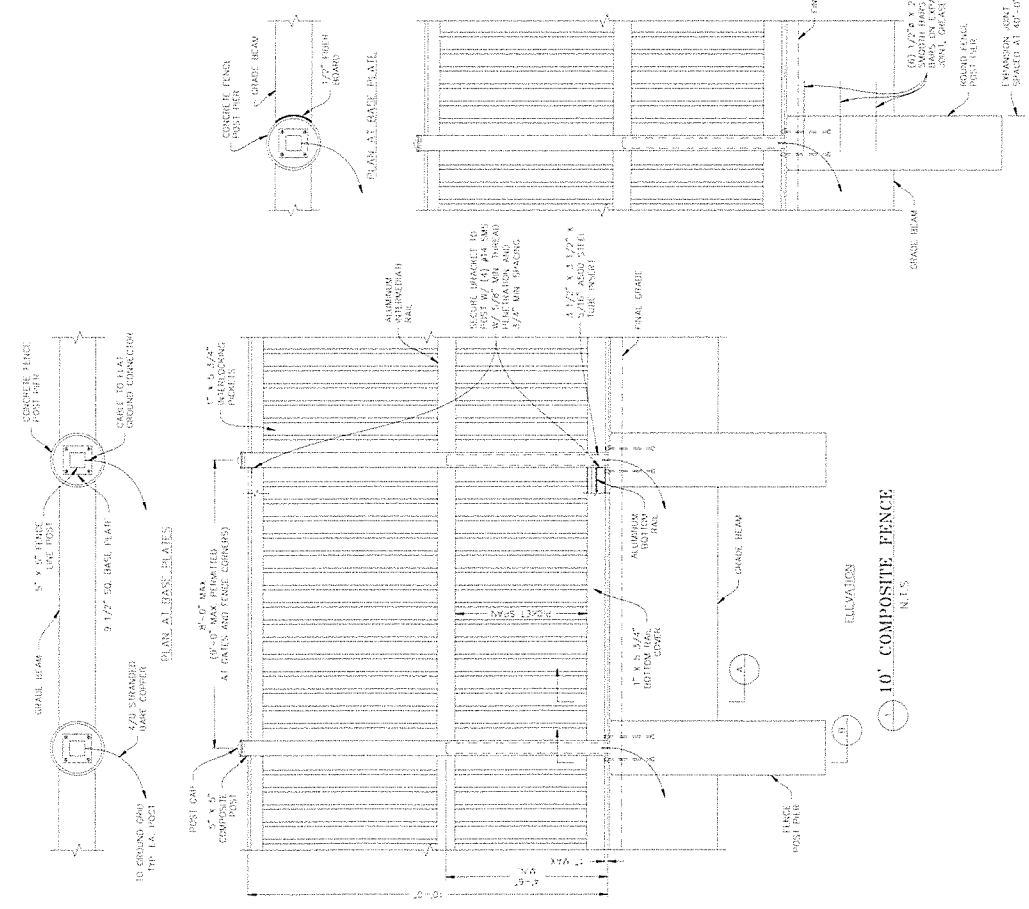


3 VEHICLE SWING GATE WITH PERSONNEL GATE INSERT N.I.S.

GATE HOLDS

- (2) WING GATES SHALL BE CONSTRUCTED WITH OVERHEAD TRACKS, LATCH ASSEMBLY, AND GATE KEYS EXCEPT AS NOTED.
- (3) WING GATES ARE TO BE CONSTRUCTED SO AS TO BEHOLD WAYS.
- (4) GATE FENCE, FENCE SHALL INCLUDE PLYING APPROXIMATELY 12 IN. HIGH. THE REQUIREMENTS OF ASTM F 1550, CODE FOR HORIZONTAL SLAT KITS, APPLY.

NO	WAGNER, NG	STATION, DESIGNATION/STATION DESCRIPTION
1	1	W/ CANTONAL
2	2	FINCH BRIDGE BEAM AT WAGNER JCT
3	3	SHIELD BRIDGE BEAM, WEST APPROACH, CARL POSEY
4	4	FINCH POST, WEST BEAM AT CANTON
5A	5	FINCH CANTON
5B	5	FINCH CANTON BEAM AT FINCH
6	6	FINCH CANTON POST INSTALLATION
7	7	CANTON II, FINCH AT CANTON
8	8	CANTON II, FINCH BEAM AT CANTON
9	9	CANTON II, FINCH BEAM AT CANTON



2 FENCE GRADE BEAM AT EXPANSION JOINT



EVALUATION

$$Z$$

Electric Power Systems
Consulting Engineers, Inc.

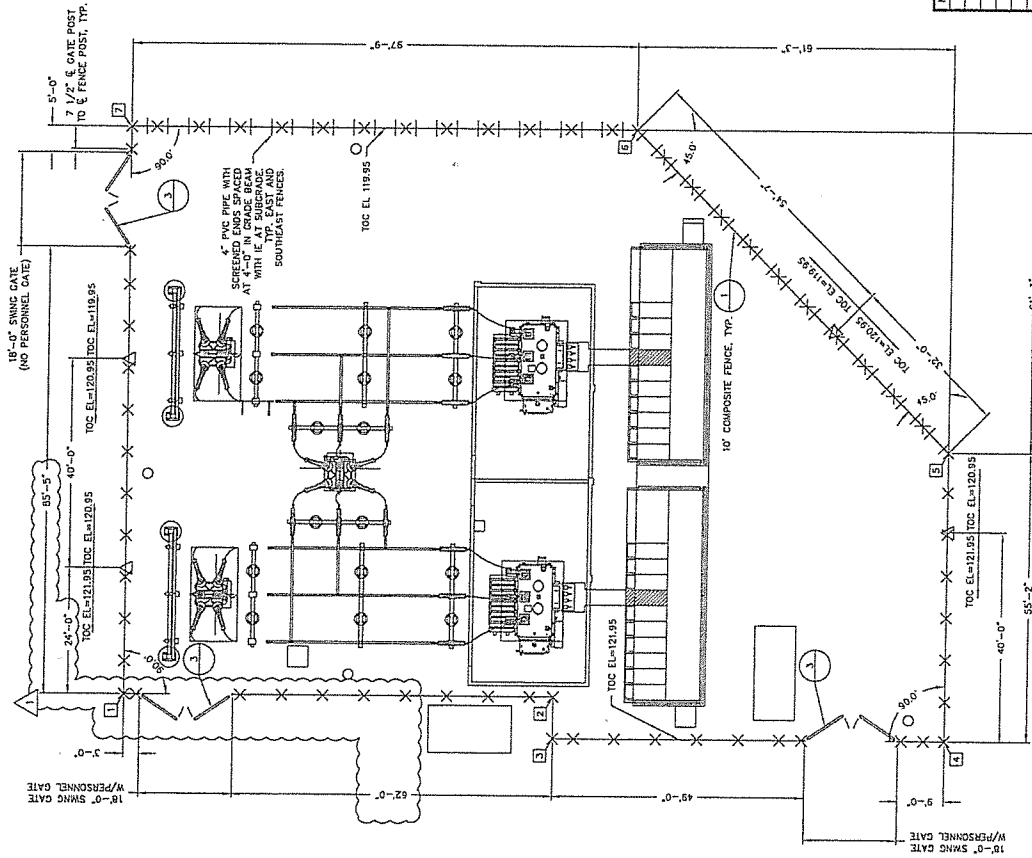
1425 ARCTIC BLVD. STE. 200, ANCHORAGE, AK 99504
CANTRELLA, OF ASHINGTON/ALLEN, AT LC / JMS

Re: 1992-02-1053

EPSC
ENGINEERING
POWER SYSTEMS
CONSULTING



NORTHERN LIGHTS BLVD.



FENCE CORNER LAYOUT SCHEDULE

POINT NO.	NORTHING	EASTING
1	2628742.44	1670284.36
2	2628659.44	1670284.36
3	2628659.44	1670275.06
4	2628659.44	1670275.06
5	2628659.44	1670275.06
6	2628659.44	1670275.06
7	2628659.44	1670275.06
8	2628659.44	1670275.06
9	2628659.44	1670275.06
10	2628659.44	1670275.06
11	2628659.44	1670275.06
12	2628659.44	1670275.06
13	2628659.44	1670275.06
14	2628659.44	1670275.06
15	2628659.44	1670275.06
16	2628659.44	1670275.06
17	2628659.44	1670275.06
18	2628659.44	1670275.06
19	2628659.44	1670275.06
20	2628659.44	1670275.06

- LEGEND:
- NEW 10' COMPOSITE FENCE
 - STOPPED FENCE LOCATION
 - TOP OF CONCRETE ELEVATION
 - TOC EL

FENCE AND GATE NOTES:

- 10' COMPOSITE FENCE SHALL BE TRC® SECLUSIONS® OR APPROVED EQUIVALENT. INSTALL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- DURABLE STEEL INSERTS FOR COMPOSITE FENCE POSTS SHALL BE 105 3/4" X 1/2" X 5/16" ASTM A500, HOT DIP GALVANIZED.
- EACH STEEL INSERT SHALL BE GROUND TO THE SUBSTATION GROUND GRID.

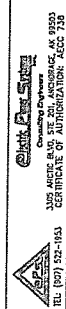
12 0 12 24 FEET

NO.	DRAWING NO.	REFERENCE DRAWING/DETAIL/PLAN/SECTION	DESCRIPTION
1	CS1102	10' COMPOSITE FENCE	
2	CS1102	VEHICLE SWING GATE WITH PERSONNEL GATE INSERT	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

PROJECT	NO. 00031	DATE	05/05/2019
DESIGNER	DAI	DATE	05/05/2019
CHECKER	DAI	DATE	05/05/2019
APPROVER	DAI	DATE	05/05/2019
ENGINEER	DAI	DATE	05/05/2019
PROJECT	NO. 00031	DATE	05/05/2019
DESIGNER	DAI	DATE	05/05/2019
CHECKER	DAI	DATE	05/05/2019
APPROVER	DAI	DATE	05/05/2019
ENGINEER	DAI	DATE	05/05/2019

CS1101

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MUNICIPAL LIGHT AND POWER

Utility of the City of

3100 ARIZONA AVENUE, SUITE 100, PHOENIX, AZ 85003
TEL: (602) 522-1143
FACSIMILE: (602) 522-1144
E-MAIL: MLE@CITYOFPHOENIX.ORG
WEBSITE: WWW.CITYOFPHOENIX.ORG



Photo 1 Standing at the Eastside of Substation #8, looking North towards Northern Lights Boulevard.



Photo 2 Standing near the Northeast corner of Substation #8, looking Southwest.

Travis/Peterson Environmental Consulting, Inc. 3305 Arctic Boulevard, Suite 102 Anchorage, AK 99503 907-522-4337	Substation #8 Design Variance		Photo Log
Project No: 1097-39	File: Company\Projects\1097-39	08/30/19	Scale: None



Photo 3 Standing at the Northside of Substation #8, parallel to Northern Lights Boulevard, looking West.



Photo 3 Standing near the Southwest corner of Substation #8, looking Northeast.

Travis/Peterson Environmental Consulting, Inc. 3305 Arctic Boulevard, Suite 102 Anchorage, AK 99503 907-522-4337		Substation #8 Design Variance		Photo Log	
Project No: 1097-39		File: Company\Projects\1097-39		08/30/19	Scale: None

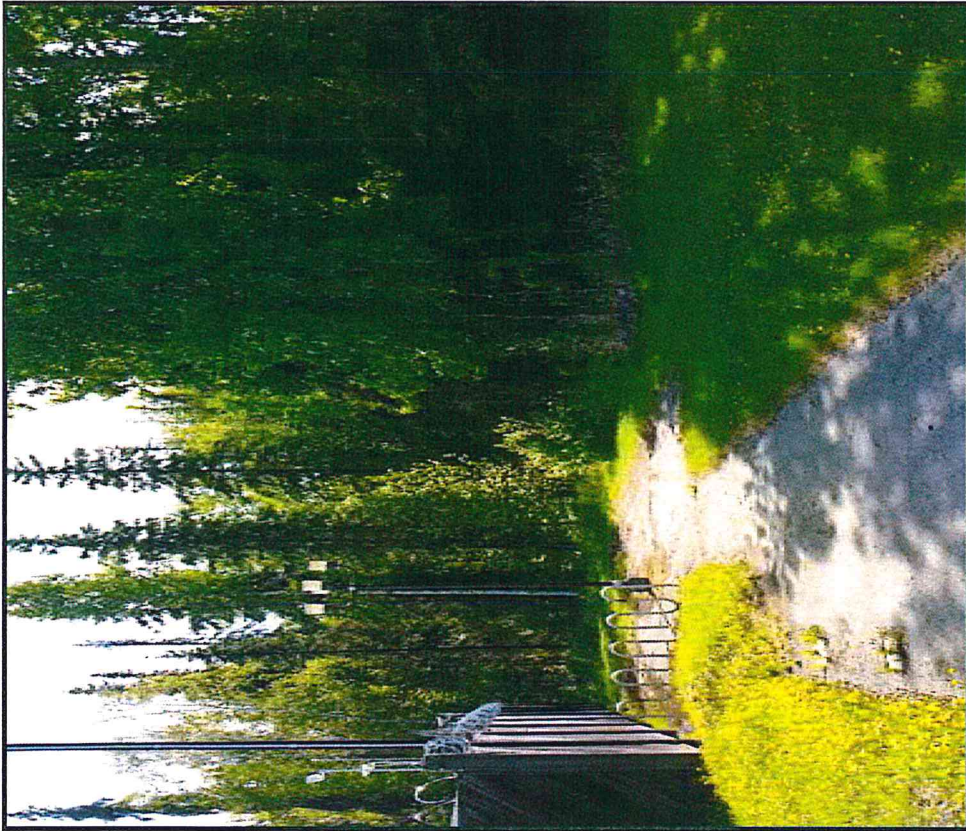


Photo 5 Standing at the Southside of Substation #8, looking East.



Photo 6 Standing at the Southside of Substation #8, looking Northwest.

Travis/Peterson Environmental Consulting, Inc. 3305 Arctic Boulevard, Suite 102 Anchorage, AK 99503 907-522-4337	Substation #8 Design Variance		Photo Log	
Project No: 1097-39	File: Company\Projects\1097-39	08/30/19	Scale: None	



AFFIDAVIT OF POSTING

CASE NUMBER: 2019-0145

I, Casey Volk hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for design variance. The notice was posted on 10/2/19 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 2nd day of October, 2019.

Signature

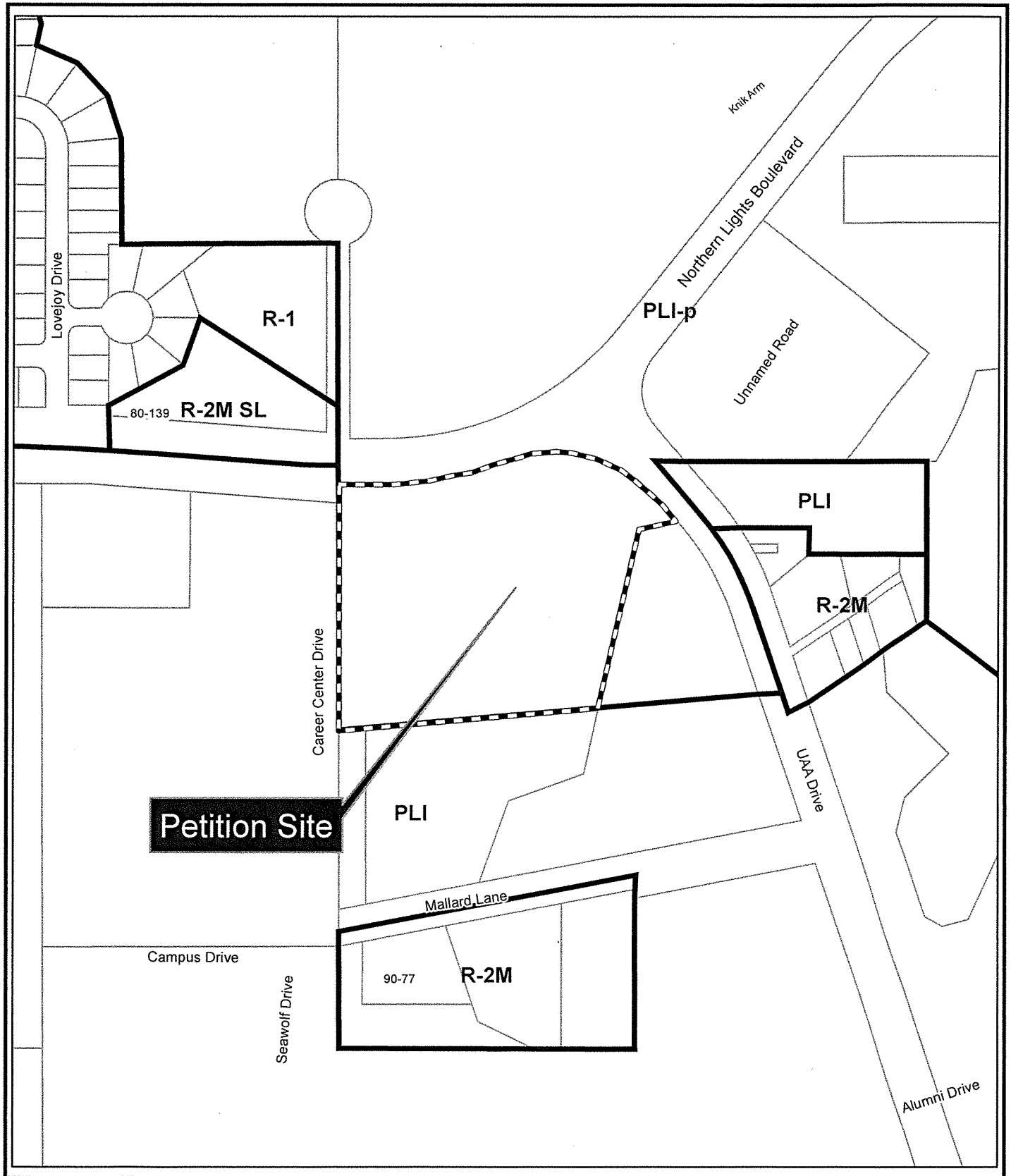
LEGAL DESCRIPTION

Tract or Lot: 116 B

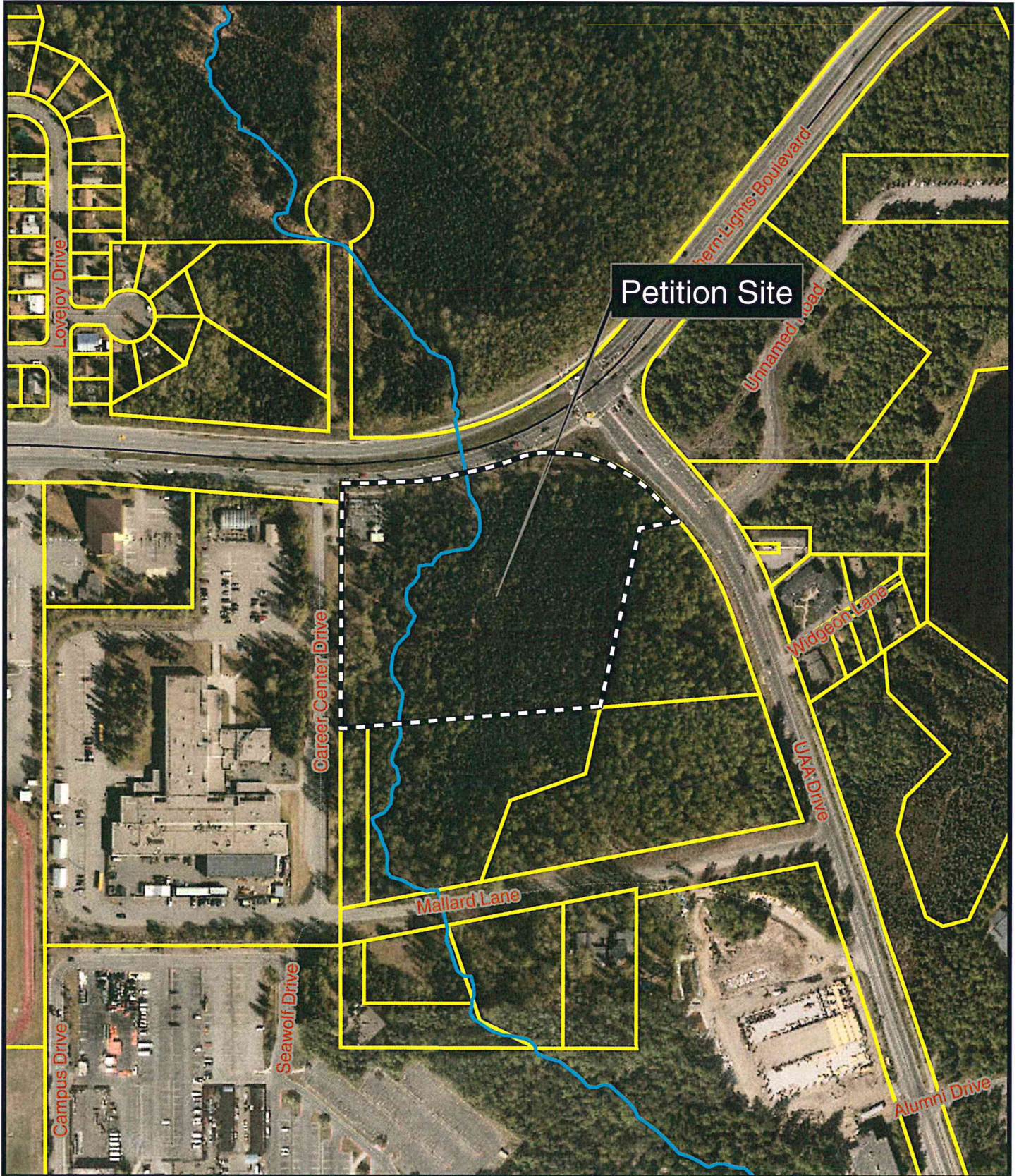
Block: _____

Subdivision: Goose Lake Sub.

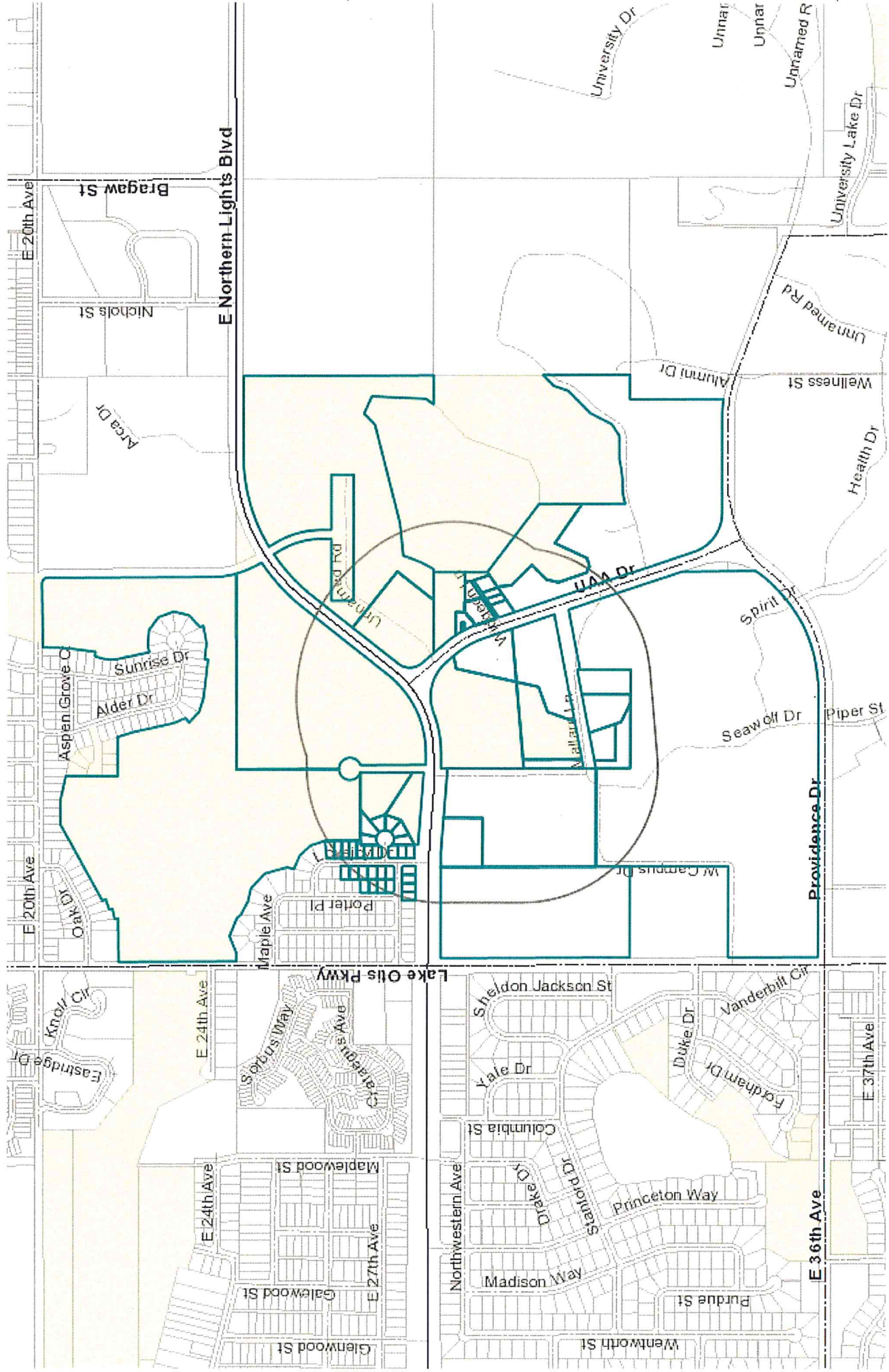
2019-0145



2019-0145



Anchorage



2019 - 0145 PHN map
Distance = 900' (59 parcels)