

**PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
DESIGN VARIANCE**

DATE: January 8, 2020

CASE NO: 2019-0145

PETITIONER: Municipal Light & Power

REQUEST: Variance from AMC 21.07.080H.3 to allow a 10-foot fence on all sides of Municipal Light & Power Substation 8.

LOCATION: Tract 16B, Goose Lake Land Exchange Subdivision

SITE ADDRESS: 2801 Career Center Drive, Anchorage, AK 99519

COMMUNITY COUNCIL: University Area

TAX NUMBER: 004-181-12

ATTACHMENTS

1. Maps
2. Application
3. Comments
4. Posting Affidavit

SITE

Area: ±8.07 acres

Zoning: PLI Public Lands and Institutions

Topography: Mostly flat at the ML&P substation

Existing Use: Mostly undeveloped, ML&P substation located in northwest corner

Utilities: Public water and sewer

COMPREHENSIVE PLAN

Classification: "Park or Natural Area" per the *Anchorage 2040 Land Use Plan*

SURROUNDING AREA

	North	East	South	West
Zoning:	PLI & R-2M	PLI	PLI	PLI
	Public Lands and Institutions & Mixed Residential	Public Lands and Institutions	Public Lands and Institutions	Public Lands and Institutions

REQUEST

Municipal Light & Power (ML&P) is requesting a variance from AMC 21.07.080H.3. to build a 10-foot fence encircling Substation 8 at the southeast corner of Northern Lights Boulevard and Career Center Drive. Without the variance, the maximum allowable height of the fence would be 8 feet per AMC 21.07.080H.3. The primary rationales for the height increase are to provide increased security for the substation, retain design consistency with other ML&P substations, and conform to the standards of the National Electrical Safety Code (NESC).

This variance request is associated with an Administrative Site Plan Review for an expansion of the existing Substation 8 facility, in that the variance is required in order for ML&P to provide a site plan that meets the conditions of approval from the administrative review.

The attached application provides a site plan of the overall proposed substation expansion, the proposed fence design, and photos of the existing facility.

AGENCY COMMENTS

Agency comments are included in attachment 3. No substantive comments were received from reviewing agencies.

PUBLIC COMMENTS

The University Area Community Council (UACC) submitted a comment stating that the UACC has no objection to the requested variance.

FINDINGS

Per AMC 21.03.240, the application must substantially meet the following standards in order to be approved:

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

The standard is substantially met.

The proposed fence design will be similar to the existing fence design, which features wooden slats that blend in with the surrounding open spaces. In addition, the increased fence height would assist in screening the mechanical elements of the substation from public view, and the Parks & Recreation Commission approved the proposed fence design in resolution 2017-18. The fence would also maintain design consistency by featuring the same layout, materials, and height of other existing ML&P substations.

In light of these benefits, the proposed alternative achieves the intent of the fence standards to a better degree than the default 8-foot height limitation.

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

The standard is substantially met.

Generally, this variance does not substantially impact the goals and policies of the comprehensive plan. As the applicant states, however, the proposed design may advance the following two policies:

Anchorage 2020, Policy 53: “Design, construct, and maintain roads to retain or enhance scenic views and improve the general appearance of the road corridor.”

The proposed fence height would positively impact the general appearance of the road corridors (Northern Lights Boulevard and Career Center Drive) by further screening mechanical elements of the substation with a design that conforms to the surrounding open spaces.

Anchorage 2040 Land Use Plan, 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.

The proposed fence height would enhance security for a key piece of infrastructure that provides power to the University of Alaska-Anchorage and nearby medical centers, and through relatively attractive design and screening also mitigates the adverse impacts associated with the expanded infrastructure that is necessary to continue to adequately serve those institutions.

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

The standard is substantially met.

In addition to the design-related benefits outlined in standard a. above, this variance allowing increased fence height will enable the substation to conform to the standards in Section 11 of the National Electrical Safety Code (NESC). The relevant section of the NESC states that electric supply conductors or equipment must be enclosed by a barrier that is not less than 2.13m (7 ft) in height overall in order to deter unauthorized entry. As the application states, any snow drift over 1 foot in height would result in a safety violation for an 8-foot fence, a situation that necessitates a higher fence height of 10 feet to ensure compliance in the winter months.

Conforming to the NESC represents a clear improvement over the existing 8-foot fence standard for this site by enabling the substation to meet national standards for safety and theft/vandalism prevention.

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

The standard is substantially met.

The majority of the land surrounding Substation 8 is currently forested open space, and a parking lot for King Tech High School is on the opposite side of Career Center Drive to the west of the substation. The Parks & Recreation Commission has approved the design of the substation and the increased fence height would not impact the parking lot.

- 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;**

This standard is substantially met.

The increased fence height permitted by this variance would not change the character of the PLI district in which it is located and is in keeping with the intent of Title 21. By providing an enhanced fence design while conforming to national standards for electrical safety, the proposed fence exceeds the default fence standards.

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

The standard is substantially met.

As noted in the application, this substation is an unmanned facility and therefore this standard does not apply.

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

The standard is substantially met.

This variance would actually enhance the health, safety, and welfare of the people of the municipality by conforming to NESC standards for electrical safety that reduce the likelihood of theft, vandalism, injury, and/or power interruptions.

- 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.**

The standard is substantially met.

This variance does not involve a sign.

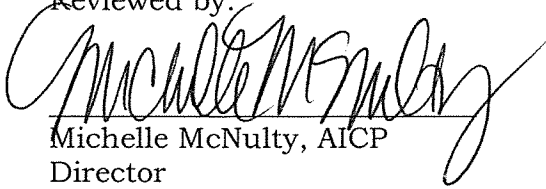
DEPARTMENT RECOMMENDATION

AMC 21.03.240 requires that the variance request substantially meet all eight of the design variance standards in order for a variance to be granted.

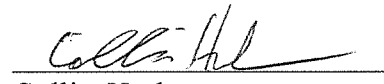
The Department finds that all of the standards are substantially met and recommends approval of the variance subject to the following condition:

1. Prior to this variance becoming effective, a notice of zoning action shall be filed with the State of Alaska District Recorder's Office, including a site plan and a copy of the resolution of approval.

Reviewed by:

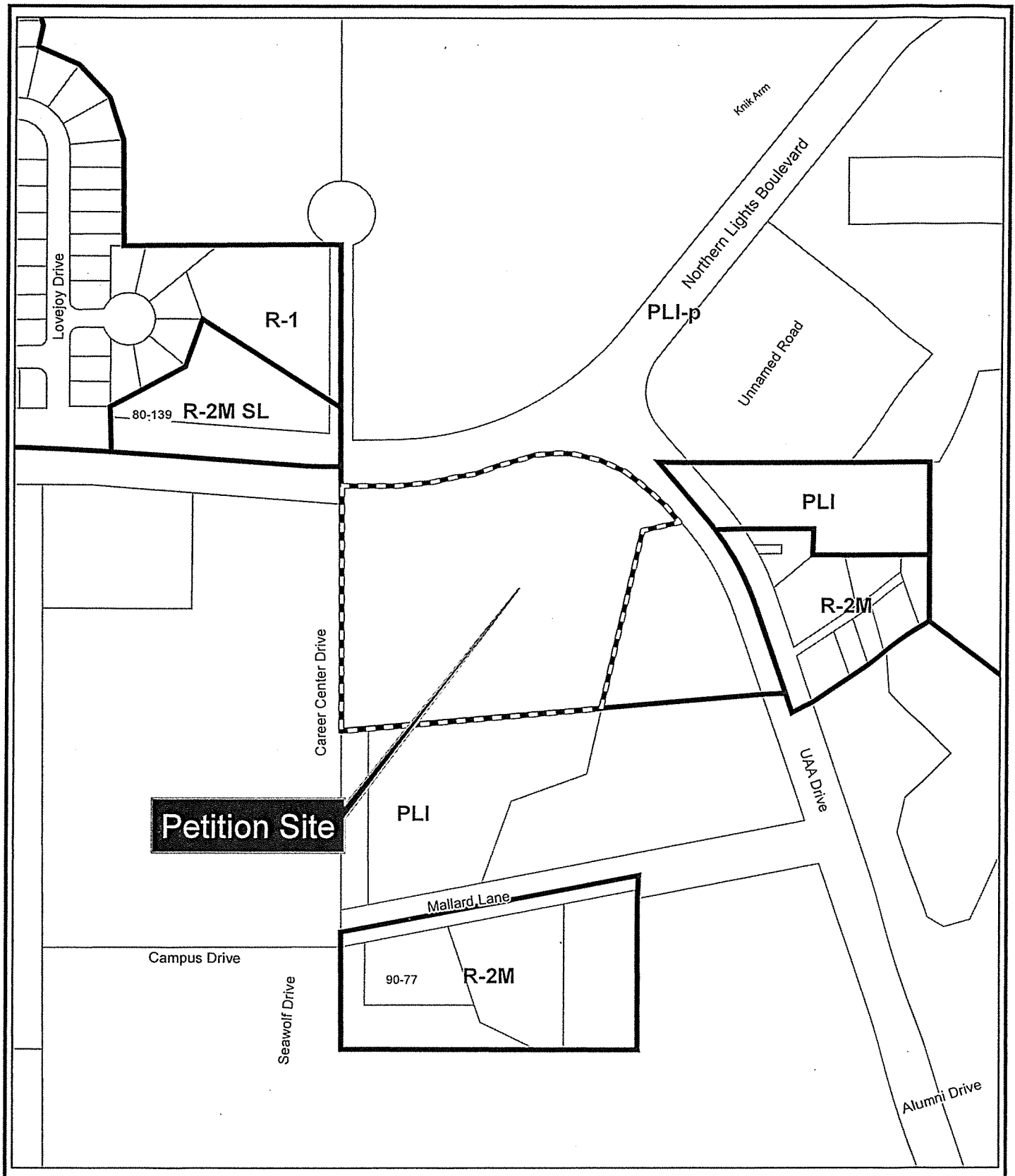

Michelle McNulty, AICP
Director

Prepared by:

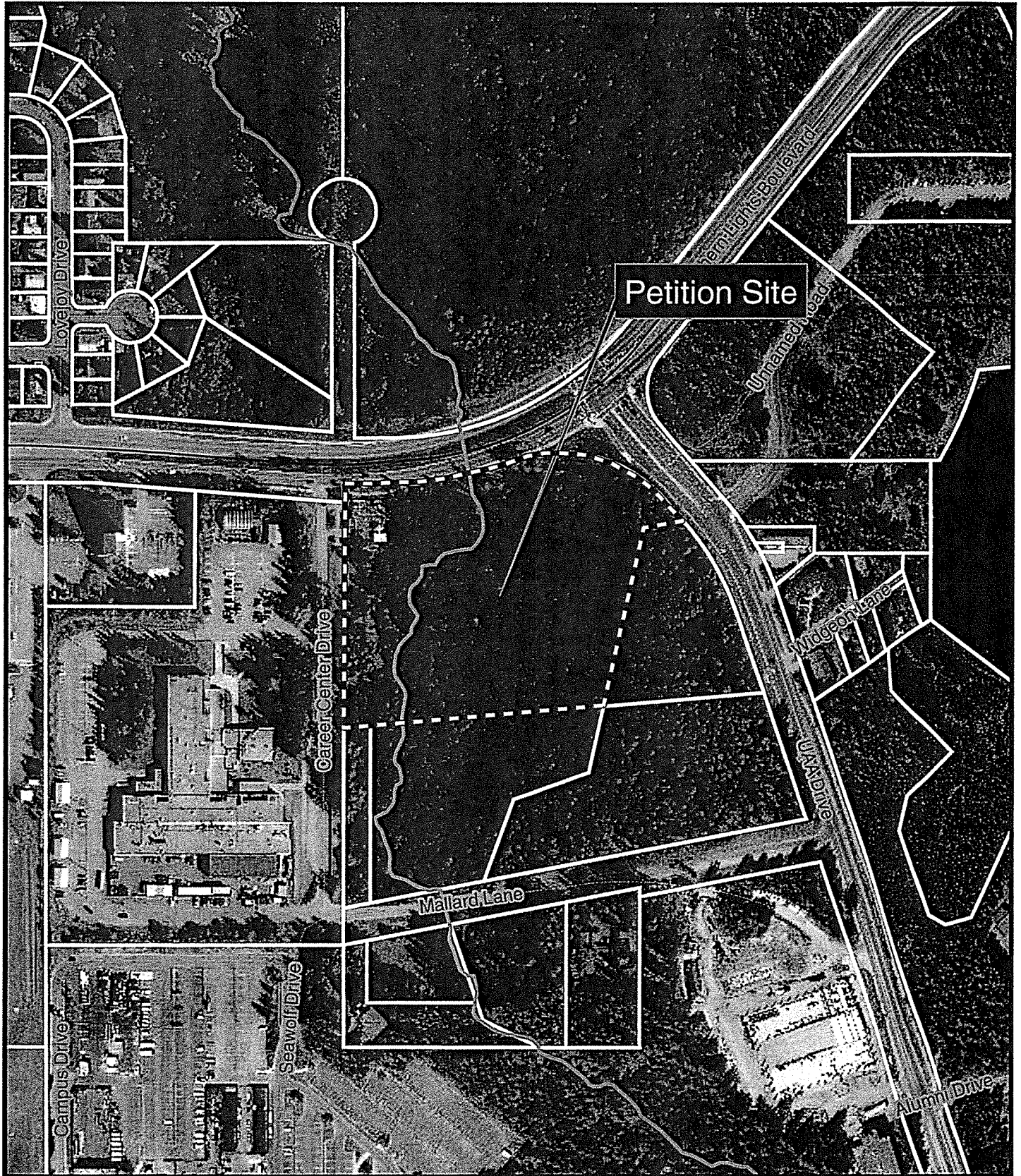

Collin Hodges
Senior Planner

(Case 2019-0145; Tax ID 004-181-12)

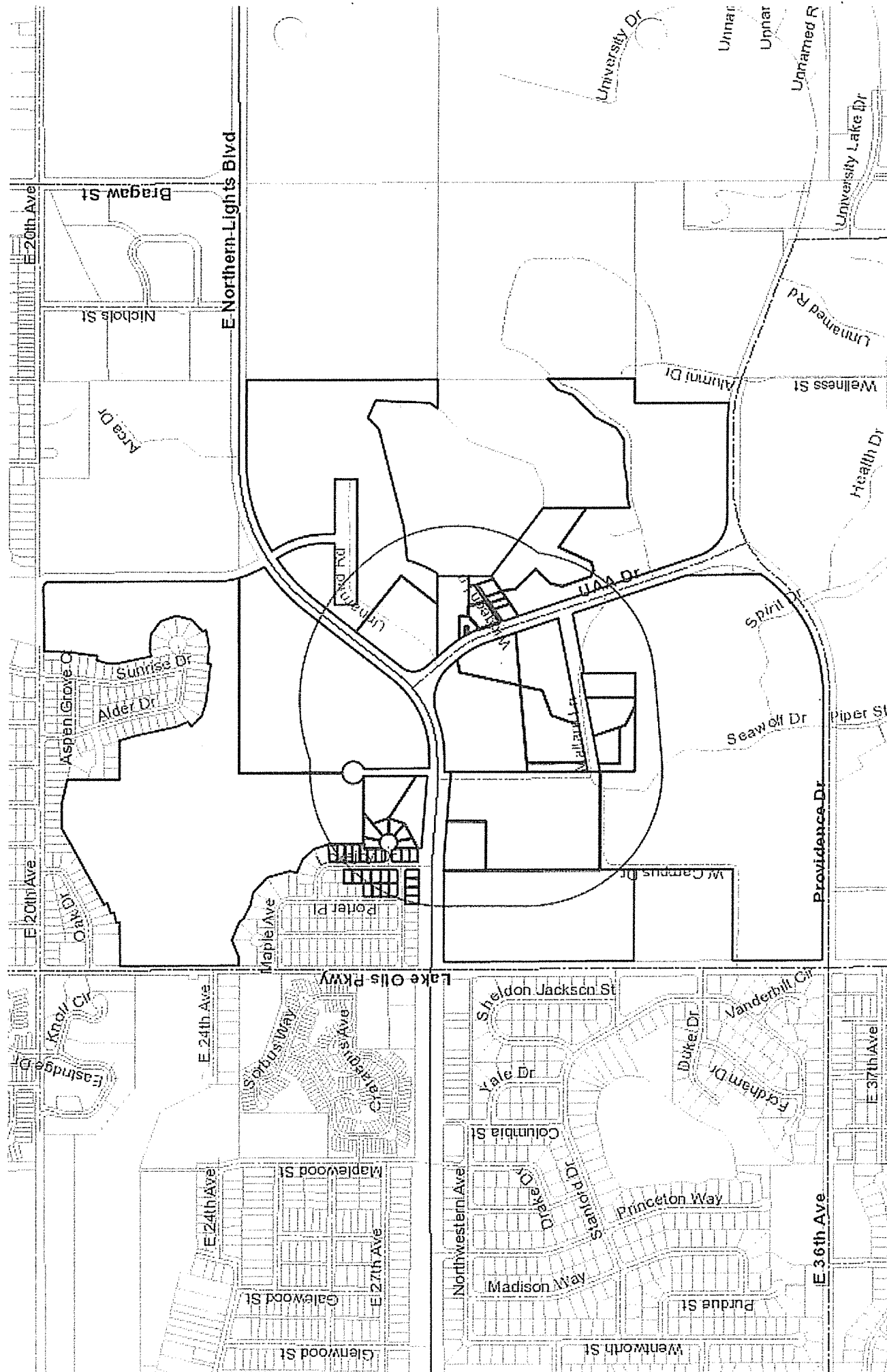
MAPS



2019-0145



Anchorage



2019-0145 HN map
(530000 65), 006 = 37007510
1554000 = 37007510

APPLICATION

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

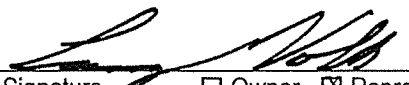
*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

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

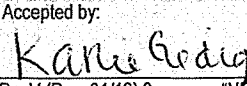
PETITIONING FOR
Fence variance, requesting approval for 10' fence versus 8' fence.

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 Date 9/16/19
(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: UDC 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 PLI district. However, it is a parking lot that lays 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.**

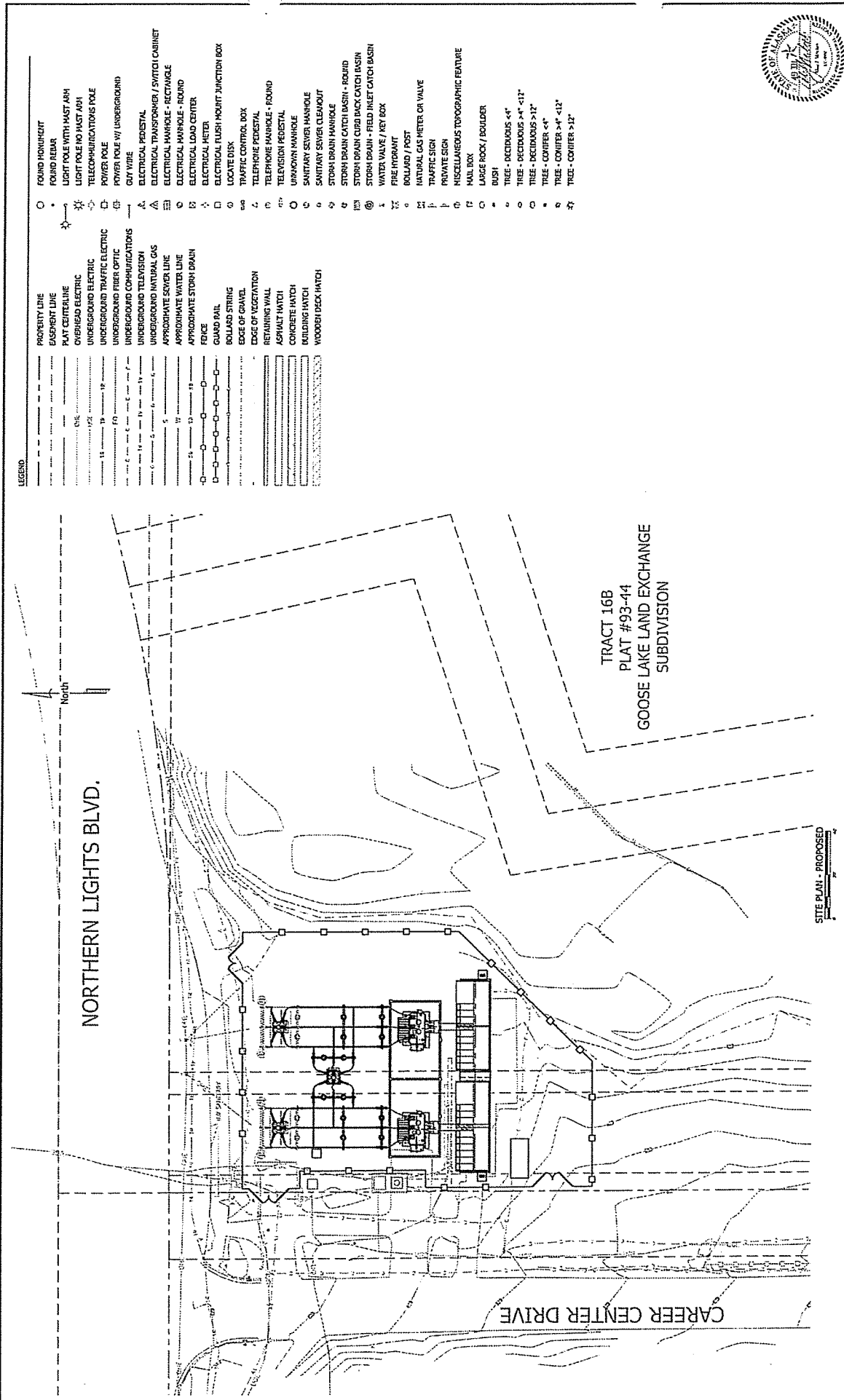
This standard does not apply. Substation #8 is unmanned substation.

- 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.

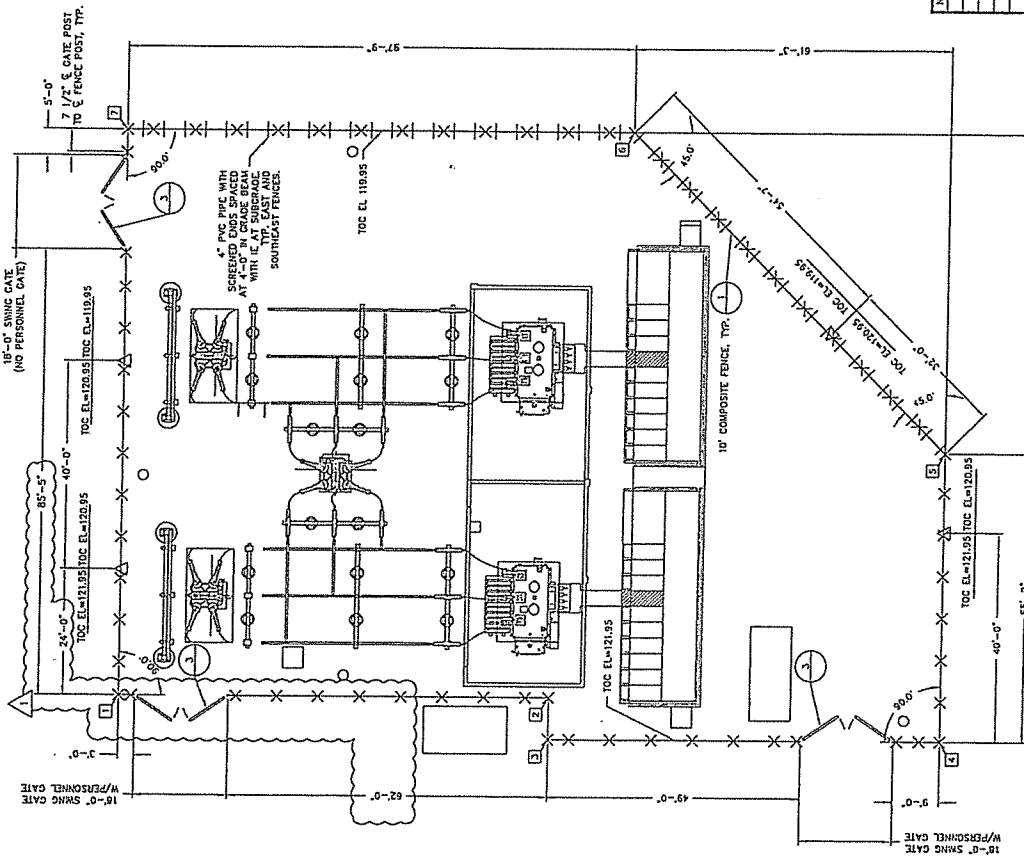
- h. In evaluating the request for a variance from maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owners 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.



		MUNICIPAL LIGHT AND POWER Northwest of Anchorage		CS101 PAGE 1 OF 55	
DATE 10/1/2010	BY J. B. BROWN	PROJECT DESCRIPTION SUBSTATION & RECONSTRUCTION	SHEET NO. 101	SITE PLAN	
PROJECT NO. 101	PROJECT NAME SUBSTATION & RECONSTRUCTION	PROJECT LOCATION 101	PROJECT OWNER 101	PROJECT DATE 10/1/2010	PROJECT STATUS 101
DESIGNER J. B. BROWN	CHECKED BY J. B. BROWN	DATE 10/1/2010	PROJECT NO. 101	PROJECT NAME SUBSTATION & RECONSTRUCTION	PROJECT LOCATION 101

NORTHERN LIGHTS BLVD.



FENCE CORNER LAYOUT SCHEDULE

POINT NO.	NORTHING	EASTING
1	2029742.44	1670284.95
2	2029693.44	1670284.95
3	2029693.44	1670276.95
4	2029583.44	1670276.95
5	2029583.44	1670332.13
6	2029644.65	1670332.13
7	2029742.44	1670332.13

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

FENCE AND GATE NOTES:

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

12 24 FEET

NO.	DRAWING NO.	REFERENCE DRAWING/DETAIL/PLAN/SECTION DESCRIPTION
1	CS1101	10' COMPOSITE FENCE
2	CS1102	VEHICLE SWING GATE WITH PERSONNEL GATE INSERT

SHEET NO.	CS1101
PAGE	OF 55

PROJECT	STATION 8 RECONSTRUCTION
SHEET NO.	8106
DATE	02/02/2010

DRAWN BY	CS1
CHECKED BY	CS1
DATE	02/02/2010

REVISION DESCRIPTION	DATE	BY
1. REVISION	02/02/2010	CS1

VEHICLE REF. DRAWING NO.	NONE
VEHICLE REF. DRAWING NO.	NONE

VEHICLE REF. DRAWING NO.	NONE
VEHICLE REF. DRAWING NO.	NONE

MUNICIPAL LIGHT AND POWER
Municipality of Anchorage

City of Anchorage
Engineering Department
1000 ALASKA STREET, SUITE 100
ANCHORAGE, ALASKA 99501
TEL (907) 324-1434



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

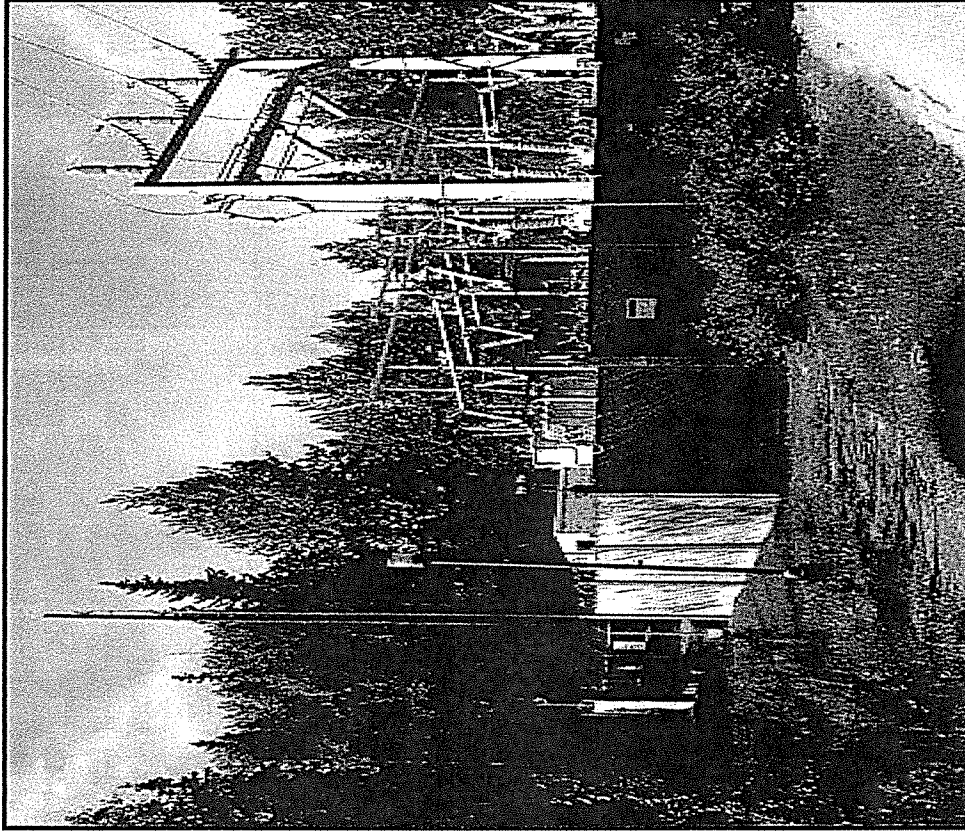


Photo 2 Standing near the Northeast corner of
Substation #8, looking Southwest.

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

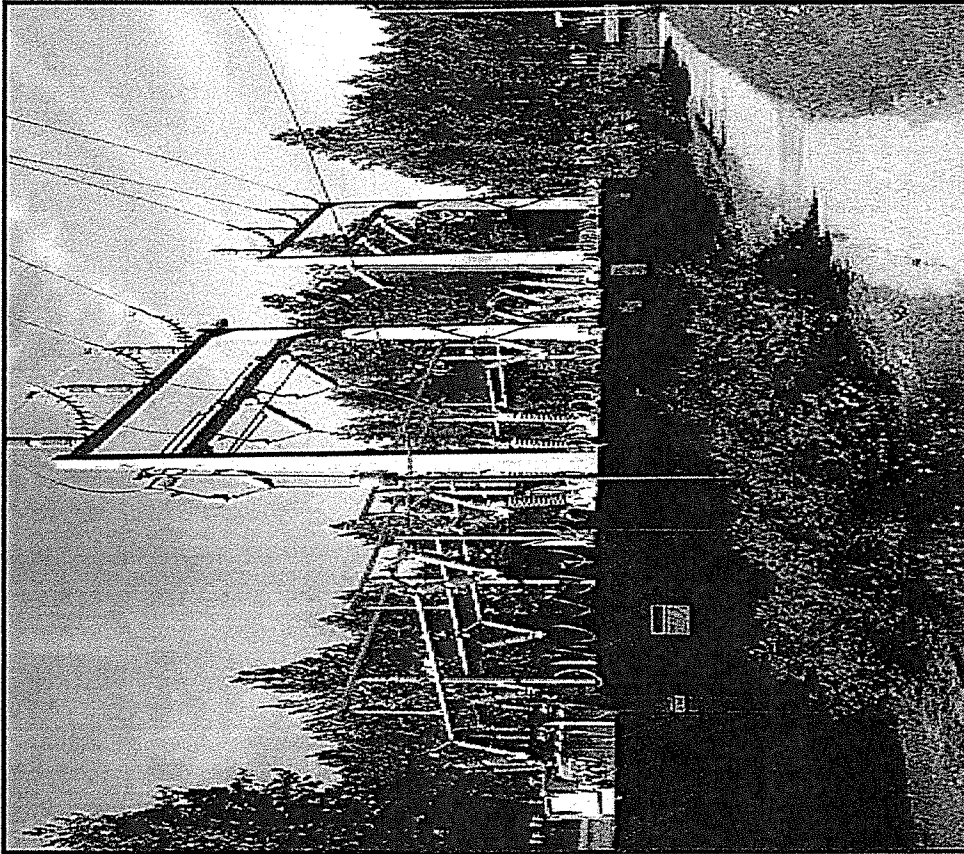


Photo 3 Standing at the Northside of Substation #8, parallel to Northern Lights Boulevard, looking West.



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

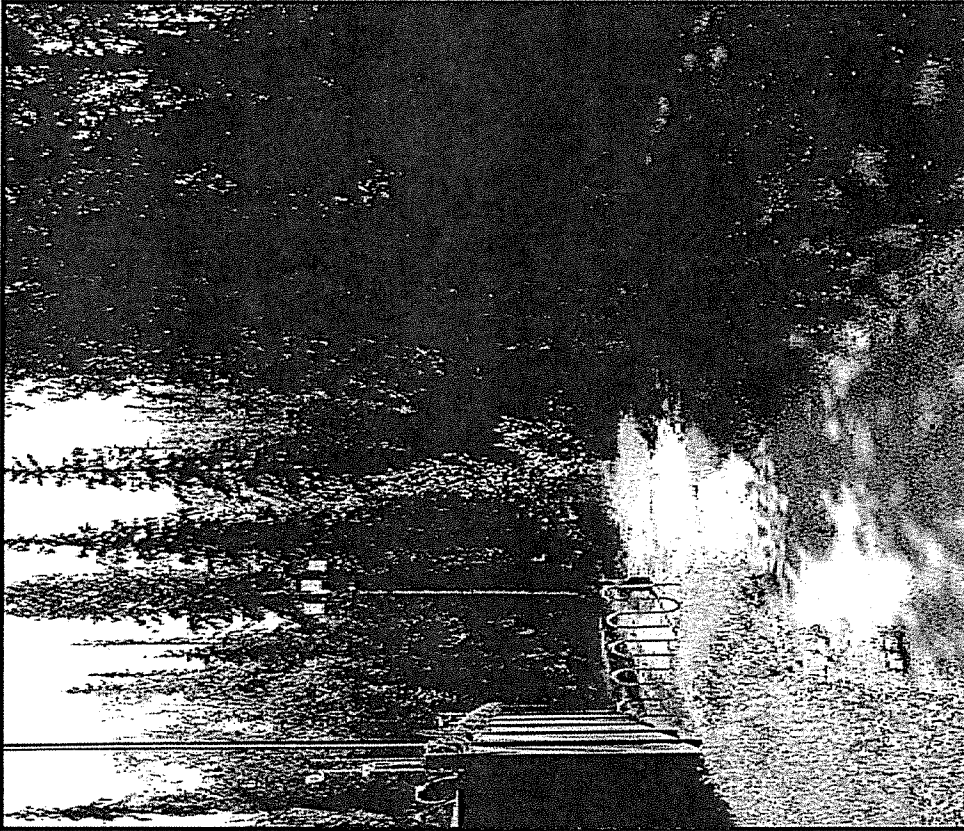


Photo 5 Standing at the Southside of Substation #8, looking East.

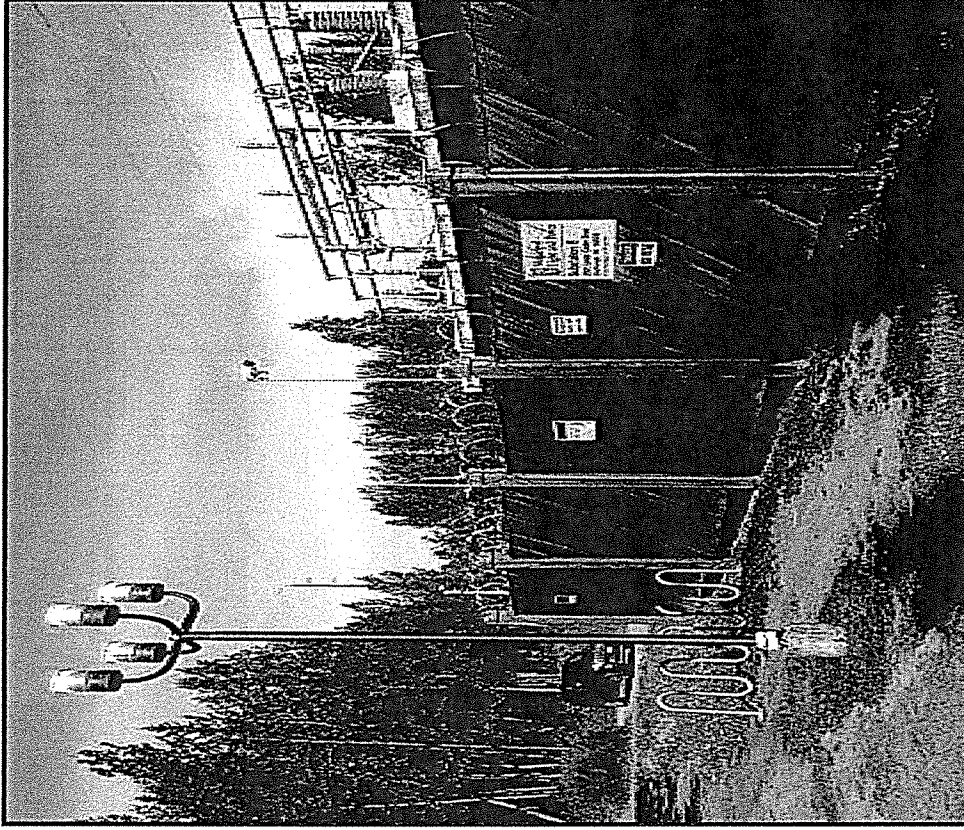


Photo 6 Standing at the Southside of Substation #8, looking Northwest.

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



Municipality of Anchorage, Alaska
Parks & Recreation Commission

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519



Resolution No. 2017- 18

**Request for Approval of Proposed Expansion of ML&P Substation 8 at Goose Lake Park,
in Particular Including Transfer of Management Authority for Certain Park Land**

WHEREAS, the Anchorage Parks and Recreation Commission serves in an advisory capacity to both the Mayor and the Assembly; and

WHEREAS, the Anchorage Parks and Recreation Commission has the responsibility and duty to provide for the long term vision of our park system by ensuring that a balance of parks, natural resources, and recreation facilities provides for the health, welfare, and safety of all residents of the Anchorage Bowl; and

WHEREAS, Anchorage Municipal Light & Power is proposing expansion and upgrade of Electrical Substation 8, located at Goose Lake Park, to improve service and meet anticipated needs; and

WHEREAS, the proposed expansion would require an additional approximately 9,500 square feet of area from Goose Lake Park, a dedicated municipal park approximately 67 acres in area; and

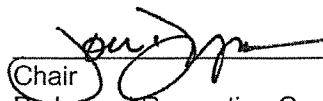
WHEREAS, the affected area of Goose Lake Park is primarily a natural area not currently used for active recreation or planned for development of recreation facilities; and

WHEREAS, ML&P agrees to pay fair market value for the land and to mitigate visual impacts of the upgraded and expanded utility facility with design features including appropriate landscaping and other screening; and

WHEREAS, the University Area Community Council at its meeting of September 6, 2017, considered the ML&P substation expansion plans and indicated general support; now, therefore,

BE IT RESOLVED, that the Anchorage Parks and Recreation Commission does not object to the transfer of the dedicated park land as proposed for the proposed electrical facility expansion, subject to the process outlined in Anchorage Municipal Code, payment of fair market value for the additional land requested, and incorporation of design features in facility plans to mitigate visual impacts on adjacent park land and neighborhood to the reasonable satisfaction of the Parks and Recreation Department.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 14th day of September 2017.


Chair
Parks and Recreation Commission

ATTEST: For


John H. Rodda, Director
Parks & Recreation Department

COMMENTS

Kimmel, Corliss A.

From: Hodges, Collin P
Sent: Wednesday, October 30, 2019 8:36 AM
To: Kimmel, Corliss A.
Subject: FW: UACC Comments on Muni Case No. 2019-0145 - Variance to allow a 10' high Fence around Power Substation #8 at 2801 Career Center Dr.

FYI Corliss, we received a comment on case 2019-0145 from the UACC. Thanks!

Collin Hodges
Municipality of Anchorage
Planning Department
907-343-7938

-----Original Message-----

From: paul stang <paulrstang@gmail.com>
Sent: Tuesday, October 29, 2019 6:51 PM
To: Hodges, Collin P <collin.hodges@anchorageak.gov>
Cc: Michelle J McNulty, AICP <MMcNulty@Dowl.com>; Al Milspaugh <Prideplace@aol.com>; Steve Zemke <KateSteve@gci.net>; Barbara Garner <bebg42@me.com>; Joanna Nardini <jnardini@gci.net>; Krista Scott <kleigh.scott@gmail.com>; Jacob Gondek <JacobGondek@gmail.com>
Subject: UACC Comments on Muni Case No. 2019-0145 - Variance to allow a 10' high Fence around Power Substation #8 at 2801 Career Center Dr.

The University Area Community Council has no objection to this height variance to further protect Power Substation #8

The UACC appreciates the opportunity to comment.

Thank you

Paul Stang,
President, UACC



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

November 14, 2019

David Whitfield, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

NOV 14 2019

PLANNING DEPARTMENT

RE: MOA Zoning Review

Dear Mr. Whitfield:

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

- **2019-0074: 23920 Immelman Circle**
- **2019-0145: 2801 Career Center Drive**
- **2019-0158: 9940 Chelatna Circle**
- **2019-0161: 2837 East 48th Avenue**

The DOT&PF Central Region Zoning and Platting Review Committee has comments on the following zoning cases:

- **2019-0155: 601 East Dimond Boulevard**
 - DOT&PF objects to the obliteration of existing pedestrian access from the site to the northeast corner of Dimond Boulevard/Dimond Center Drive intersection.
 - Pedestrian access should be extended from Dimond Boulevard/Dimond Center Drive intersection to AutoZone storefront.
- **2019-0159: 8200 Stormy Place**
 - No objections. DOT&PF would like to reiterate that no direct access to C Street will be granted to this site. Existing Controlled Access Line prevents any connection.

Sincerely,

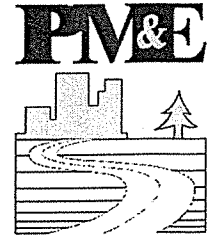
James Starzec
AMATS Transportation Planner

Cc: Tucker Hurn, Right of Way Agent, 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
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF

"Keep Alaska Moving through service and infrastructure."



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: November 13, 2019

To: Dave Whitfield

FROM: Kyle Cunningham

SUBJECT: Case 2019-0145 & 2019-0155: Comments from Watershed Management Services.

RECEIVED

NOV 13 2019

PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the December 11, 2019 Urban Design Committee hearing:

- 2019-0145 – Goose Lake Land Exchange Subdivision, Tract 16B (Plat 92-44);
 - WMS has no comments regarding this case.

- 2019-0155 – Bella Vista Sub., Add. No. 2, Lot 26A (Plat 80-86).
 - Provide a SWPPP to WMS for review prior to the start of construction.

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Friday, November 8, 2019 2:55 PM
To: Blake, Lori A.; Kimmel, Corliss A.; Whitfield, David R.
Subject: Case 2019-0145

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NOV 08 2019

PLANNING DEPARTMENT

No comments.

Karleen Wilson

Addressing Official
Municipality of Anchorage
907.343.8168 (my desk)
907.343.8466

MEMORANDUM

RECEIVED

NOV 06 2019

DATE: November 6, 2019

PLANNING DEPARTMENT

TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division

FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Hearing date: December 11, 2019

Agency Comments due: November 13, 2019

AWWU has reviewed the materials and has the following comments.

2019-0145 GOOSE LAKE LAND EXCHANGE TR 16B, Request for Design Variance from AMC Title 21 Section 21.07.080H.3. to allow a fence to exceed maximum height requirements, Grid SW1634

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this design variance.

2019-0155 BELLA VISTA #2 LT 26A, Amendment to Major Site Plan Review-Large Retail Establishment for the addition of a secondary building, Grid SW2231

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this amendment.

2019-0159 CAMPBELL CREEK GREENBELT #8 LT 76A, Taku Lake Park: South Gateway Improvements-Major Site Plan Review, Grid SW2230

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

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz





MUNICIPALITY OF ANCHORAGE

Anchorage Health Department



Anchorage
Health
Department

RECEIVED

OCT 30 2019

PLANNING DEPARTMENT

Date: October 29, 2019

To: Planning Department, Current Planning Division

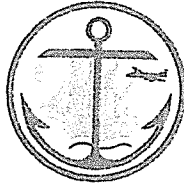
Thru: *CU* Christy Lawton, Public Health Division Manager
DBA Darcy Harris, Environmental Health Program Manager

From: *J* Janine Nesheim, Environmental Sanitarian III

Subject: Comments Regarding CUP 2019-0145

No Comment.

POSTING AFFIDAVIT

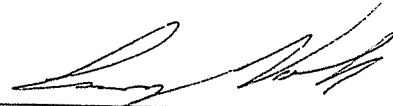


AFFIDAVIT OF POSTING

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: 16B

Block: _____

Subdivision: Goose Lake Sub.