

Application for Conditional Use

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




PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Anchorage Sand & Gravel, Inc (Ryan Mormon)		Name (last name first) S4 Group, LLC (Tom Dreyer)	
Mailing Address 1040 O'Malley Road		Mailing Address 124 E 7th Avenue	
Anchorage, AK 99515		Anchorage, AK 99501	
Contact Phone – Day 907-348-6433	Evening 907-529-0556	Contact Phone – Day 907-306-8104	Evening 907-227-1847
Fax		Fax	
E-mail ryan.mormon@anchsand.com		E-mail tom@s4ak.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):011-201-93-000, 011-201-94-000, 011-201-92-000, 011-162-42-000		
Site Street Address:5401 Dimond Blvd & 8501 Sand Lake Road		
Current legal description: (use additional sheet if necessary) Lancaster Subdivision Tract A, Polen Park Subdivision Tract 1,2, & 3		
Zoning:R-1A	Acreage:74	Grid #:2324

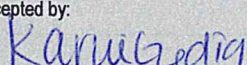
CONDITIONAL USE APPROVAL REQUESTED	
Use:Land reclamation	
<input type="checkbox"/> New conditional use	<input checked="" type="checkbox"/> Amendment to approved conditional use Original Case #:2014-056

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission for administrative reasons.


1-9-2020
 Signature Owner Representative Date
(Representatives must provide written proof of authorization)

Craig Bennett

Print Name

Accepted by: 	Poster & Affidavit:	Fee: N/A-postponed	Case Number: 2019-0138	Requested Meeting Date: PZC 3/9/20
---	---------------------	-----------------------	---------------------------	---------------------------------------

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 checked="" type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve
<input type="checkbox"/> Transit - supportive development corridor	<input checked="" type="checkbox"/> District/area plan area: <u>West Anchorage District Plan</u>
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 checked="" type="checkbox"/> Rezoning - Case Number:2019-0118 & 2019-0119	
<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat - Case Number(s):S-12430, Recorded Plat 2019-41	
<input checked="" type="checkbox"/> Conditional Use - Case Number(s):2014-056	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input checked="" type="checkbox"/> Building or Land Use Permit for Fill/Grading Plan Permit C16-1442, C.O. Permit X-18-1618	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

SUBMITTAL REQUIREMENTS	
1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input type="checkbox"/> Ownership and beneficial interest form <input type="checkbox"/> Watershed sign off form <input type="checkbox"/> Underlying plat <input type="checkbox"/> Special limitations from the underlying zoning, if applicable
35 copies required:	<input checked="" type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Map of area surrounding petition site within 500 feet, including zoning and existing uses <input type="checkbox"/> Map of existing conditions, to scale, including: <ul style="list-style-type: none"> <input type="radio"/> land uses <input type="radio"/> structures <input type="radio"/> utilities <input type="radio"/> vegetation <input type="radio"/> soils <input type="radio"/> natural features <input type="radio"/> drainage <input type="radio"/> topography <input type="radio"/> site access <input type="radio"/> pedestrian facilities <input type="radio"/> vehicle circulation and driveways <input type="radio"/> easements and/or reservations <input type="checkbox"/> Project narrative explaining: <ul style="list-style-type: none"> <input type="radio"/> the project <input type="radio"/> planning objectives <input type="radio"/> facility operations <input type="radio"/> an analysis of how the proposal meets the standards on page 3 of this application <input type="radio"/> construction and operation schedule <input type="radio"/> final ownership <input type="radio"/> gross and net density (PUDs only) <input type="checkbox"/> Site plan(s) to scale depicting, with dimensions: <ul style="list-style-type: none"> <input type="radio"/> building footprints <input type="radio"/> parking areas <input type="radio"/> vehicle circulation and driveways <input type="radio"/> pedestrian facilities <input type="radio"/> lighting <input type="radio"/> grading <input type="radio"/> landscaping <input type="radio"/> loading facilities <input type="radio"/> fences <input type="radio"/> drainage <input type="radio"/> required open space <input type="radio"/> snow storage area or alternative strategy <input type="radio"/> trash receptacle location and screening detail <input type="radio"/> easements <input type="radio"/> significant natural features <input type="radio"/> freestanding sign location(s) <input type="checkbox"/> Building plans to scale depicting, with dimensions: <ul style="list-style-type: none"> <input type="radio"/> floor plans <input type="radio"/> building elevations <input type="radio"/> exterior colors and textures <input checked="" type="checkbox"/> Summary of community meeting(s)
(Additional information may be required.)	



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

January 9, 2020

Attachment 'A' Narrative
Sand Lake Reclamation Site Conditional Use Permit Amendment

The Project site: Sand Lake Reclamation of the Sand Lake Gravel Pit, located at the northeast corner of Dimond Blvd. & Sand Lake Road, containing approximately 76 acres.

Purpose & Planning Objectives: The final planning objective is to continue reclamation of the site until reaching the final contours as shown on the proposed site plan. The purpose is three-fold:

1. Amend the conditional use with the new legal description based on the recently recorded plat. The legal description for the entire site is Tract A, Lancaster Subdivision, and Tracts 1, 2, & 3, Polen Park Subdivision.
2. Tract A, Lancaster, & Tract 1, Polen Park will continue to be a land reclamation area being filled with non-structural fill and other fill as per the underlying CUP. Tract 2 & 3 of Polen Park are being filled with only structural fill, as can be seen on sheet C2 of the grading & drainage plan attached to this application.
3. Amending the final grading & restoration plan to conform around Tracts 2 & 3 of Polen Park.

For purposes of this application, the areas accepting fill as per the underlying CUP will be referred to as Area A. The areas accepting only structural fill will be referred to as Area B.

Construction & Operations Schedule: The operations schedule is from 7:00 am to 6:00 pm, Monday thru Saturday. No operations will be permitted on Sundays or legal holidays.

Final Ownership: AS&G will retain ownership of the parcels.

Community Participation: As per Title 21, we held a community meeting on August 14, 2019 at 6:00 pm. The community meeting was held on-site at the project location. We mailed out approx. 221 mailers, the mailing list was provided by the MOA Planning Department. The meeting adjourned at 7:10 pm. The community meeting was held on-site for two salient reasons: 1. The Sand Lake Community Council did not hold a meeting in August, and, 2. This gave the community the chance to view the project and discuss the project while being right on the project itself. A lot of neighbors showed up for the meeting and participated in a healthy discussion of the project. The meeting lasted for an hour & 10 minutes, and the after-meeting went on for a while and the

community, AS&G & others partook in discussions and communications about the project. We also held another community meeting at the regularly scheduled Sand Lake Community Council meeting on November 13, 2019. Please refer to the enclosed "Summary of Community Meeting" for further detail.

Pre-Application Conference

There was a pre-application conference held on July 17, 2019 at the MOA Planning Departments conference room.

General Conditional Use Standards (AMC 21.03.080.D)

1. The proposed use is consistent with the Comprehensive Plan and all applicable provisions of this title and applicable state and federal regulations;

Response: The proposed use is consistent with the 2040 Land Use Plan as amended by A.O. 2019-142, and with the West Anchorage District Plan.

Area A: The 2040 plan classifies Area A as "Other Open Space". Other Open Space is defined on page 51 of the plan as; *"This designation applies to non-municipal public and private open spaces that function as part of the Anchorage Bowl's system of parks, open space, outdoor recreational facilities, and natural preservation areas.*

It also includes private lands that by easement, subdivision, permit conditions, agreement, commercial activity, or environmental constraints – will continue to function as open space. Many are private lands set aside as common open space in residential development. Some open spaces in this designation are not intended to provide public recreation access. The uses recommended by the plan are: Natural areas, passive use areas, indoor and outdoor recreation facilities, community playgrounds, community or interpretive gardens, outdoor commercial recreation, or agricultural nursery and horticultural uses."

Area B: The 2040 plan classifies Area B as 'compact mixed-residential low' & 'small scale commercial.' The filling of this site with structural materials will allow for the future development of this site as permitted by the 2040 Plan and Title 21 code.

In summary, this CUP Amendment & Land Reclamation plan fits within the qualifications and accepted uses as outlined in the 2040 Land Use Plan.

The West Anchorage District Plan classifies Area A as; "Other Areas that Function as Park & Natural Resources." The description of which is similar to the 2040 LUP description above, and *"Includes a small number of dispersed sites serving as private park, outdoor recreation, wetland mitigation, or natural resource areas, some of which may not allow public recreation access."* Area B is classified as 'small scale commercial' and 'low – medium residential.' The filling with structural fill will allow future development as per the WADP and Title 21 code.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district specific standards set forth in chapter 21.04:

Response: Area A & B are zoned R-1A. Parks, public or private are a permitted use in R-1A. Natural Resource Extraction is allowed by zoning code through the conditional use process. Land Reclamation, this CUP, is allowed by Title 21 zoning code through the Conditional Use Process. (Smaller sites may be approved through the Administrative Site Plan Review process.)

Upon approval of a CUP amendment, Tract 2, Polen Park will become zoned R-2M, and Tract 3, Polen Park will become zoned B-1A.

3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;

Response: This Land Reclamation Conditional Use Permit application complies with all of the specifics as outlined in Title 21.05.060.E.5, titled 'Land Reclamation.'

4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;

Response: This Land Reclamation CUP Amendment site has been successfully going through filling and reclamation for many years, and this CUP will bring the process to closure within about 5 years or so, depending on the economy. All mitigations have been addressed by past CUP's, and by this application. Please refer to the enclosed diagram titled "Estimated Filling Phases" that shows the areas that have already been graded and seeded, and the expected future phases.

5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;

Response: This CUP Land Reclamation permit will not alter the character of the surrounding area. The CUP will simply prepare the site for its future final use by finishing the filling and grading of the pit.

6. The proposed use is compatible with the uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts.);

Response: This permit is compatible with the adjacent properties. The final site plan of Area A will create recreational and other possibilities for the surrounding neighborhood

as outlined in the allowable uses. The final site plan of area B will prepare the site for future residential & small-scale commercial development as per the 2040 plan.

7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;

Response: There is no significant adverse impact by the approval of this permit. The reclamation plan addresses all of the environmental issues involved in reclamation processes. The final product will be an asset to the local neighborhoods, and to the city in general.

8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impact on pedestrian, bicycle, and transit circulation, and safety for all modes;

Response: This parcel is well located to the transportation system, with access for reclamation filling only allowed off of Sand Lake Road, a type II minor arterial. Sand Lake Road will also serve as access to the property when the final site plan contours have been completed. The Sand Lake Fill Site does not utilize any residential streets for access. Access for reclamation operations are from Sand Lake Road, classified as a Class II minor arterial street, according to the Official Streets & Highway Plan. There are currently 3 approved reclamation-site related access points along Sand Lake Road. The new access point along Dimond Boulevard is only for providing access to Polen Park Tract 2 & 3 for future development. Access along Dimond Blvd, as stated in the underlying CUP, is prohibited for the purposes of the CUP reclamation filling of the site. The Dimond Blvd access was permitted under the State of Alaska Department of Transportation and Public Facilities under Driveway Approval to Construct #28095. The Sand Lake Road access to Polen Park was permitted under the State of Alaska Department of Transportation and Public Facilities under Driveway Approval to Construct #26494. Copies of all of the driveway permits have been copied to the Planning department.

9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services;

Response: The site is currently served by public water supplies, public sewer systems, fire hydrants, and lies within the fire & police protection boundary.

Use Specific Standards for Land Reclamation. Title 21.05.060.E.5.b.ii

(A) A site plan showing: (see attached site plan.)

- (1) Drainage.**
- (2) Existing & proposed topographical contours.**
- (3) Water table information.**
- (3) Points of vehicular access to the site.**

(B) An erosion & sediment control plan.

Response: A complete erosion & sediment control plan report by Triad Engineering is attached to this application.

(C) A description of the soil types encountered on the site.

Response: Existing soils type are sand & gravel and fill material as per the grading plan.

(D) A landscaping plan for the period of land reclamation operations and for the final restoration of the site.

Response: The entire site will be graded to the contours as shown on the site plan, top-soiled and seeded. Please refer to the enclosed figure titled "Estimated Filling Phases" for further detail.

(E) A security plan to prevent casual trespass.

Response: All gates are locked during off hours. The entire site is monitored via live video cameras and is also being recorded via DVR. The wheel wash electrical control panel is fenced in and has razor wire at the top to prevent anyone from climbing over the secured area.

(F) Proposed hours of operation.

Response: The operations schedule is from 7:00 am to 6:00 pm, Monday thru Saturday. No operations will be permitted on Sundays or legal holidays.

(G) A description of land reclamation and processing operations for the site.

In Area A, there are no proposed changes in the process of land reclamation & processing operations from what is currently regulated by the underlying CUP. In Area B, only structural fill is allowed.

(H) Projected traffic counts for each point of vehicular access to the site.

Response: History has shown that the total number of truck trips for the site will average 250 one-way project-related trips per day of operation.

(I) An estimate of the quantity of materials to be imported to the site and timetable, with supporting calculations conforming to generally accepted engineering principles.

Response: According to Anchorage Sand & Gravel (AS&G) records, roughly 269,000 cubic yards (CY) of material was deposited at the Sand Lake Fill Site in 2018. Roughly 6.7 million CY's have been deposited in the Sand Lake Fill Site Pit since 1983. The remaining estimated fill quantity is 1.2 million CY's. At the average yearly fill rate of 270,000 CY's, the site should be completed in another 4 1/2 years. This coincides with the current CUP permit expiration date of May 5th, 2024. The quantity of fill remaining as stated in the underlying approved CUP PZC Resolution 2014-029, condition 5.B, was 2.5 million CY's. Since 2014, 1.6 million CY's of fill have been placed, which leaves 0.9 million CY's remaining as per the original CUP. With this new proposed final grading plan, there is an increase of 0.3 million CY's of fill anticipated. The increase is mainly due to the proposed design keeping the same elevation as the northern half, but extending that elevation southerly in order to create a larger area at the same elevation to more easily facilitate future uses.

(J) A statement of the types of materials that will be accepted at the site.

In Area A, there are not any proposed changes in the allowed types of fill from what is currently allowed by the existing CUP. The list of acceptable fill materials is as follows: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, or construction site clean-up. In Area B, only structural fill will be allowed.

(K) Such other materials as the director may require by regulation pursuant to AMC chapter 3.40.

21.05.060.E.5.b.iii The site plan and erosion and sediment control plan required in subsection ii. Above shall be subject to review and approval for drainage, erosion and sedimentation control; for conformance with the 208 Areawide Water Quality Management Plan; and for compliance with generally accepted sound engineering principles.

Response: Please refer to the enclosed "Preliminary Stormwater Management Report" prepared by Triad Engineering.

Title 21.05.060.E.5.b.v. In addition to the conditional use standards of approval at 21.03.080.D., the planning and zoning commission may approve a land reclamation use only if the commission finds that the use also meets the following standards;

A. Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner to make them dust free. Where access roads intersect arterials, suitable traffic controls shall be established.

Response: The Sand Lake Fill Site does not utilize any local residential streets for access. Access for reclamation operations are from Sand Lake Road, classified as a Class II minor arterial street, according to the Official Streets & Highway Plan. Water trucks are utilized to keep dust at a minimum. There are currently 3 approved reclamation-site related access points along Sand Lake Road. The new access point along Dimond Boulevard is only for providing access to Polen Park Tract 2 & 3 for future development. Access along Dimond Blvd, as stated in the underlying CUP, is prohibited for the purposes of the CUP reclamation of the site. The Dimond Blvd access was permitted under the State of Alaska Department of Transportation and Public Facilities under Driveway Approval to Construct #28095.

B. The site will not accept material that are hazardous or flammable.

Response: In Area A, only peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, or construction site clean-up. No hazardous or flammable material are allowed. In Area B, only structural fill is allowed.

C. The site will not accept junk as defined in chapter 21.14.

Response: In Area A, none of the items defined as junk by Title 21.14 are allowed as fill material. Junk is defined in chapter 21.14 as: "Any worn-out, wrecked, scrapped, partially or fully dismantled, discarded tangible material, or combination of materials or items, including junk vehicles as defined in AMC 15.20.010. Also included are machinery, metal, rags, rubber, paper, plastics, chemicals, and building material which cannot, without further alteration and reconditioning, be used for their original purpose." In Area B, only structural fill is allowed.

D. The site will not accept soils contaminated with petroleum product or byproducts.

Response: No soils or any other product contaminated with petroleum products or byproducts are accepted as fill material. Strict monitoring is on-going.

E. The reclamation operations will not pose a hazard to the public health & safety.

Response: The Sand Lake Fill Site Land Reclamation does not pose a hazard to the public health or safety. All access points are gated and locked during non-operational hours. The entire site is monitored for safety by recording video security cameras.

F. The reclamation operations will not generate noise, dust, surface water runoff, groundwater pollution or traffic that will unduly impact surrounding land use.

Response: Noise will be kept to a minimum and at specific hours of operation as approved. Dust will be kept at a minimum with the use of a water truck. Surface water runoff will be strictly regulated as per public works standards and by the submittal and approval of a SWWWP, traffic will not be on any local residential streets, access is as shown on the site plan directly from Sand Lake Road. All on-site equipment shall be muffled and use white noise alarms or motion detectors for backing up.

G. The restoration plan for the site ensures that, after reclamation operations cease, the site will be left in a safe, stable, and aesthetically acceptable condition.

Response: This land reclamation will leave the site in a condition that is appropriate for the future use of the land. The final use of the land will be for development as per the underlying zoning and as per the conditions of the existing Conditional Use Permit. Upon final reclamation, Area A will allow for the creation of outdoor recreation areas subject to the applicable provisions of Title 21, passive or active open space, functional open space which could include open fields, athletic fields, community gardens, commercial nurseries, and the like. Area B will only be reclaimed with structural fill to facilitate future development as per the 2040 plan & Title 21 code. The entire site will be graded to the approved contours and seeded with grass.

H. The proposed use meets such additional standards for land reclamation conditional uses as the director may establish by regulation pursuant to AMC chapter 3.40.

Response: This refers to any future laws that may be passed as per AMC chapter 3.40. At this date, there are no known to us any added laws to the regulation of land reclamation conditional use permits.

A copy of the underlying CUP PZC Resolution 2014-029 is included in this packet, which includes an extensive history of the site.

Thank you,

 e-signed 1/10/20
Tom Dreyer, PLS, petitioner's representative



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

August 26, 2019

MOA Planning Department
4700 Elmwood Road
Anchorage, Ak 99519

Letter of Authorization

The owners of the below listed parcels, do, hereby authorize the S4 Group to represent them before the MOA for the Conditional Use Permit Amendment/Land Reclamation of the parcels listed below:

Lancaster Subdivision, Tract A,
Polen Park Subdivision, Tract 1 & 2

8-27-19

Owner: Authorized signature for: Anchorage Sand & Gravel, Inc.

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: Lancaster + Pollen Park Subds,
- Project Location, Tax ID, or Legal Description: Lancaster Tr A Parcel # 01116242
Pollen Park Trk-3 (parcel #s 01120192, 01120193, 01120194)
- 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 PP PP **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:

- | | | | | |
|---------------------------------------|---------------------------------------|--|--------------------------------------|---|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input checked="" type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:

[Handwritten Signature]

8/29/19



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

November 18, 2019

Mr. Francis McLaughlin
MOA Senior Planner
4700 Elmore Road
Anchorage, Ak 99507

Re: PZC Case # 2019-0138, Summary of Community Meeting # 2

Project: Sand Lake Fill Site CUP Amendment

Dear Mr. McLaughlin,

This Letter serves as the 'Summary of Community Meeting' as per Title 21.03.020.C.6. The property's legal description is:

Legal Description: Lancaster Subdivision Tract A, & Polen Park Subdivision Tract 1, 2, & 3.

The project includes the following task:

1. Amendment to an approved conditional use permit.

The mailing list for the surrounding area was created by the MOA Planning Department and we mailed by first class mail over 387 Notices of Community Meeting (21 were returned.) by October 08, 2019, which is at least 21 days before the meeting. We scheduled the Community Meeting at the regularly scheduled Sand Lake Community Council's meeting on November 11th, 2019. The meeting date was changed by the SLCC to November 13, 2019. (SLCC changed due to a scheduling conflict.) For the date change, we mailed out 387 mailers, with 20 returned, on November 4, 2019.

On November 13, 2019 we held the CM (Community Meeting) at 7:00 in the library of Sand Lake Elementary School. There was approximately 29 people from the area that attended, along with the owners, others, and the petitioner's representative. There was a lengthy discussion of about an hour & ten minutes on the project.

Questions & Responses

If members of the Community Council or the MOA Planning staff need any further information or clarification, please email me at: tom@s4ak.com.

Question: Why this second community meeting?

Response: We included Tract 2 & 3 of Polen Park Subdivision, which was not shown on the mailer for the first community meeting.

Question: How long is the existing CUP good for?

Response: The existing CUP expires in June of 2024.

Question: What is the settlement rate of the fill?

Response: It varies considerably according to differing fill types.

Question: Are the contours shown existing or proposed?

Response: The proposed contours are shown on the site plan.

Question: Is the existing grade in the northern area going to get taller?

Response: No, the northern half is already finished.

Question: Who will maintain ownership when the fill site is completed?

Response: AS&G currently owns the land, and will own it when the fill site is completed.

Question: Will this become a city park?

Response: At this point, the city has no plans on purchasing the property.

Question: What will the finished surface look like?

Response: The finished surface is required to be smoothly graded and seeded with grass.

Question: Why are we showing a parking lot & ball fields?

Response: We have shown a parking lot & ball fields on the site plan just to show what could be built and to show them to scale.

Question: What about the rezoning of Polen Park?

Response: The rezoning is a complete different application & is being introduced to the Assembly next Tuesday.

Question: What does introduced to the Assembly mean?

Response: It means that is when a packet of all the information gathered on the case is given to the Assembly members.

Question: How long has this Fill Site been going on?

Response: The fill site started in the early 1980's, as far as I know. Our research goes back to 1983.

Question: What's the status of the CUP Application?

Response: We will submit the application to the MOA in December or January.

Question: When was Polen Park subdivided?

Response: The subdivision was recorded in 2019.

Question: I thought this was going to be a park?

Response: It would only be a Muni Park if the Muni bought the land.

Question: Is the remainder going to ever be deeded to the city as a park?

Response: No. It has never been according to the CUP's, to be deeded to the city as a park.

Question: What are we going to build on the 10 acres of Polen Park?

Response: Again, this question relates to the rezone, not the CUP. The B-1A will be developed as what can be developed in B-1A according to Title 21 standards. The R-2M zoned parcel could be built with up to 8-plex residential housing.

Question: Who decides who gets the mailers?

Response: The list is created by the MOA planning department and given to us in a spreadsheet form. The list includes all property within 500 feet of the outer boundary, the list gets expanded until at least 50 properties are noticed.

Question: What about the trail connecting points along the eastern boundary?

Response: There will be access points for neighborhood connections as per the MOA trails coordinator.

Question: What is the elevation of the drainage pond?

Response: 110 foot elevation. 60 feet in elevation above the pond that's in Westpark.

Question: What else is changing on the grading plan?

Response: The grading plan is changing to fit around the Polen Park tracts and the middle step-down is being eliminated, so the elevation of the northern area will continue as shown on the site plan.

Question: Are you planning on vacating Endicott Street? What about access?

Response: We have no plans on vacating Endicott Street. Access could be limited by fencing along the Street.

Question: On the rezone, are you matching the density of the neighborhood with single family housing?

Response: The density will be a maximum of 15 dwelling units per acre on the R-2M zoned 8 acres, with a maximum building type of 8-plex units.

Question: I feel that we can appeal the PZC Case on the rezoning.

Response: The PZC recommendation in my opinion is not appealable, the proper path would be to take your issue to the Assembly.

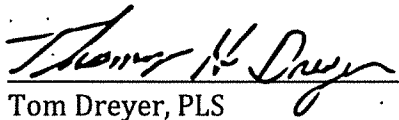
Question: Why was the SLCC Resolution on the rezone not in the PZC packet at the public hearing?

Response: The SLCC president said he would confer with the planning department and look into it.

Question: Voting on the rezone?

Response: The SLCC voted to not support the rezoning of Polen Park. The tally was 20+- for not supporting the rezone, 0 were for supporting the rezone.

Thank you,



e-signed 11/18/19

Tom Dreyer, PLS

S4 Group

Petitioner's representative

COMMUNITY MEETING: DATE CHANGE

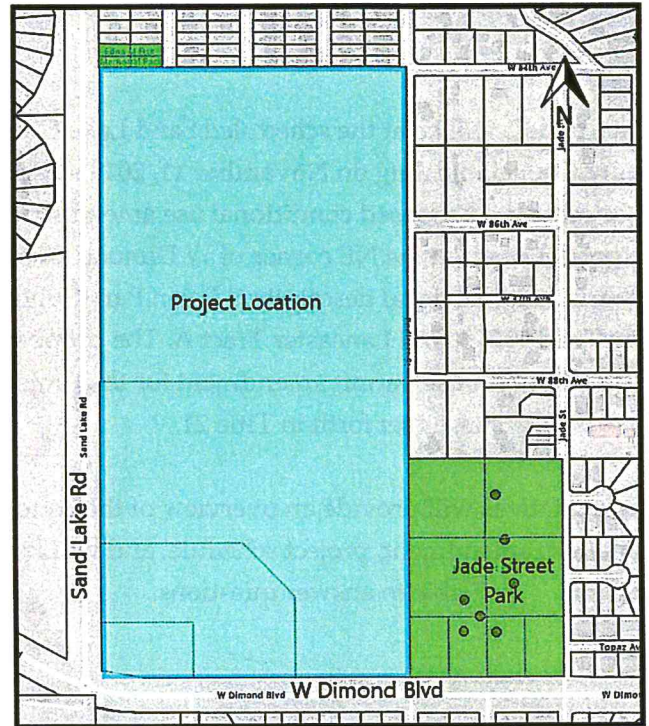
Sand Lake Community Meeting: Sand Lake Fill Site Conditional Use Amendment

Sand Lake Community Council's Nov 11, 2019 meeting has been moved to Wed, Nov 13 at 6:30 PM.

Representatives of the proposed conditional use amendment will still be presenting at this community meeting.

If you are not able to make this meeting, you can still submit any questions or concerns for planning review by calling or emailing us.

The project site is at the NE corner of W Dimond Blvd. and Sand Lake Rd; legal description: Polen Park Subdivision Tract 1, 2, 3, and Lancaster Tract A. The proposal is for a condition use permit amendment for the project site; as set forth in Title 21. Representatives will provide an overview of the conditional use amendment, project schedule, and will be available to answer questions.



124 E 7th Ave
Anchorage, AK 99501

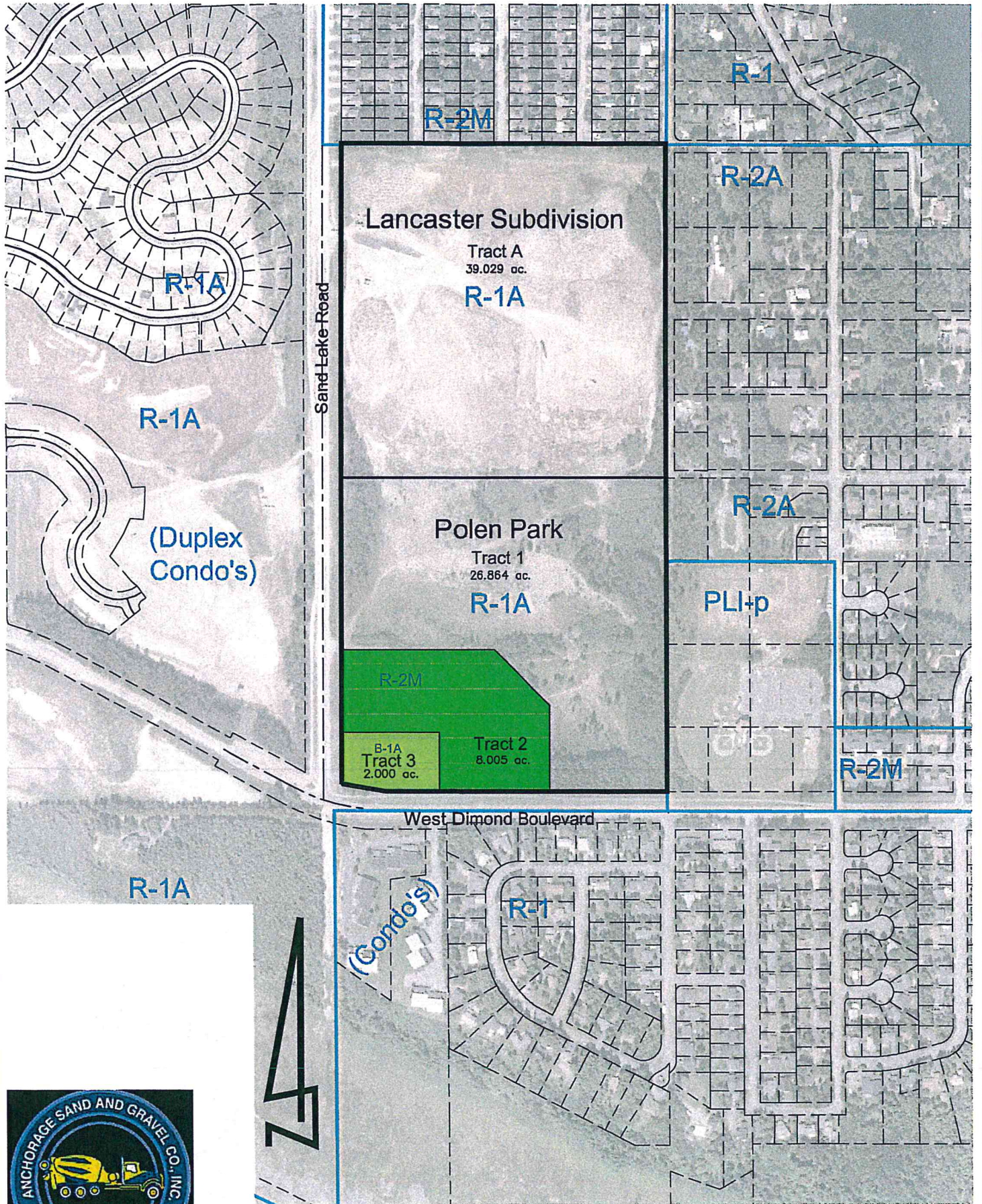
WED, NOV 13, 2019 @ 6:30 PM

Sand Lake Community Council
Sand Lake Elementary School Library
7500 Jewel Lake Road
Anchorage, AK 99502

AFUOLA CHAUNTEL T
8325 SEAVIEW ST
ANCHORAGE, AK 99502

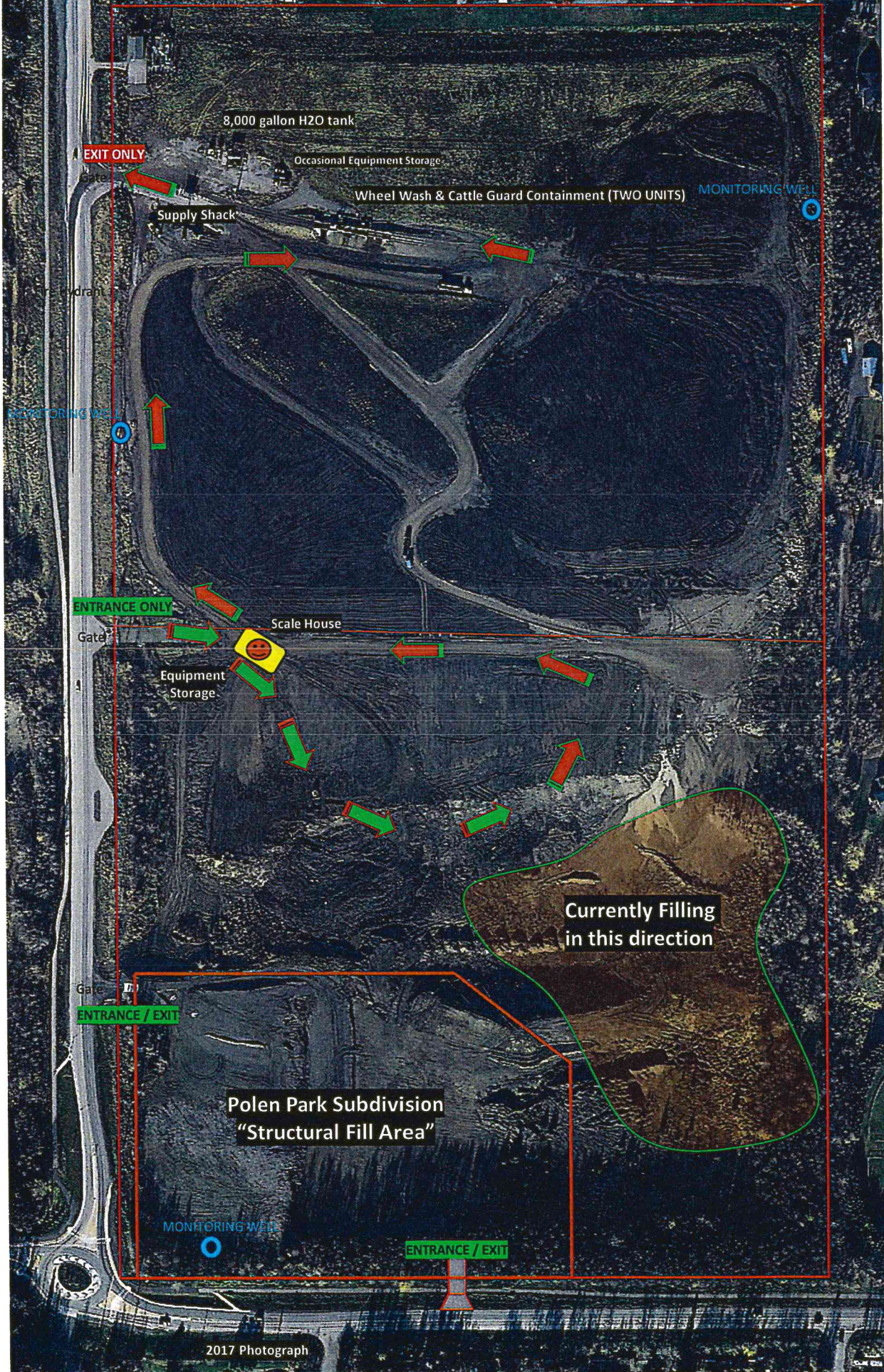
We welcome your feedback! Interested parties may appear at the meeting and speak on the matter. You can also submit your comments or request additional information by contacting:

Tom Dreyer, PLS
S4 Group, LLC
Tom@s4ak.com
907-306-8104



Zoning Map
Sand Lake Fill Site

SAND LAKE FILL SITE – CUP AMENDMENT OPERATIONS PLAN



Sand Lake Reclamation Site
(Estimated - Filling Phases), 1-7-2020



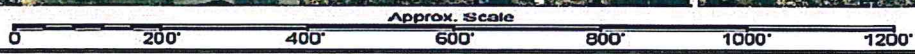
Phase 1
Currently Finishing, just
needing a little future work
after wheel wash is
removed.

Phase 2

Phase 3

Phase 4

Phase 5



ATTENTION: Phases 2, 3, 4 and 5 will require several lifts to obtain final grade.

SAND LAKE FILL SITE

Tract A, Lancaster & Tract 1, 2, & 3, Polen Park Subdivision

PRELIMINARY STORMWATER MANAGEMENT REPORT

Anchorage Sand & Gravel Co, Inc.

1040 O'Malley Road

Anchorage, AK 99507

Prepared By:

TRIAD
ENGINEERING, LLC

P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.triadak.com

REV January 2020

Prepared By: **Brandon J. Marcott, P.E.**



Table of Contents

1. Project Overview	3
1.1 Location	3
1.2 Description	3
1.3 Category Determination	4
1.4 Drainage Project Notification	4
2. Drainage Basin	4
2.1 Basin size	4
2.2 Existing Conditions & Land Cover	4
2.3 Proposed Conditions & Land Cover	4
2.4 Map of Basin	5
3. Existing Conditions	5
3.1 Predevelopment Site Plan	5
3.2 Floodways, Floodplains and Problem Areas	6
3.3 Soils	6
4. Proposed Conditions	6
4.1 Post-development Site Plan	6
4.2 Discharge Points and Receiving Water Bodies	7
5. Stormwater Controls Construction Consideration Plan	7
5.1 Vegetated Swale	7
5.2 Retention Pond	7
6. Compliance with Stormwater Management Requirements	8
6.1 Water Quality Treatment	8
6.2 Extended Detention (Channel Protection)	8
6.3 Conveyance	8
6.4 Detention and Peak Flow Control	8
6.5 Downstream Impact Analysis	10
6.6 Wetland Compliance	10
6.7 Operations and Maintenance Plan	10
6.7 Conclusion	10
7. Appendix	11
7.1 Orographic Map	11

7.2	Watershed Maps	12
7.3	Hydrologic and Hydraulic Computations	14
7.4	Stormwater Management Design Drawings	23
7.5	Operation and Maintenance Plan	23

1. Project Overview

1.1 Location

The project is located in the northeast quadrant of the W. Dimond Boulevard and Sand Lake Road intersection in Anchorage, Alaska. The site address is 8501 Sand Lake Road. See below for a location map. Both Dimond Boulevard and Sand Lake Road are publicly dedicated streets owned and maintained by ADOT. In addition to these two streets, the site is bordered by residential development to the north and Jade Street Park and a residential development to the east. Vehicular access to the site is currently from Sand Lake Road. An additional access point is permitted from Dimond Boulevard when the site is subdivided and developed.

Due to the project's location, an orographic factor of 1.0 was used for this drainage analysis. An orographic map is included in Appendix 7.1.



Location Map

1.2 Description

The site contains four separate parcels, Tract A of Lancaster Subdivision and Tracts 1-3 of Polen Park Subdivision with a total area of approximately 79.2 acres. All parcels are owned by Anchorage Sand & Gravel Co, Inc. The site is currently operating under a Conditional Use Permit for a fill operation. Approximately 10 acres in the southwest

corner is planned for commercial/residential use and the remaining 69.2 acres are to remain undeveloped as open space.

1.3 Category Determination

The Anchorage Stormwater Manual, Version 1.0 (December 2017) will be used for the analysis and relevant stormwater management requirements. The project will disturb more than 10,000 square feet and is categorized as a "Large Project" per Table 3.3.1.

1.4 Drainage Project Notification

Mapping has been completed by Watershed Management in June of 2018. The site does not contain stream channels or MOA-identified drainageways.

2. Drainage Basin

2.1 Basin size

The overall drainage basin analyzed within this report is approximately 111 acres.

2.2 Existing Conditions & Land Cover

The site was once a natural resource extraction site and is currently undergoing land reclamation. The site has operated as a natural resource extraction site since 1979 and has received various types of fill over the past 40 years, including unusable excavated material, peat and concrete.

The primary landcover is bare soil and dirt access roads with some grass and mature vegetation present on site. Sand Lake Road and Dimond Boulevard contribute to the basin, as well as a residential neighborhood to the north, and Jade Park along with portions of the backyards of properties to the east of the parcel. The overall drainage basin is designated as a sink with the low point shown in the map on the following page. All 111 acres of the drainage basin contribute runoff. The proposed land cover for the basin is shown in the table below.

Contributing Pre-development Land Cover

Land Cover	Slope	Area [Acre]	Percent
Impervious	1-4%	17.7	15.9%
Bare Soil or Dirt Access Rd	2-50%	52.7	47.3%
Natural Forest (Poor)	2-5%	11	9.9%
Lawn (Moderate Slopes)	1-5%	30	26.9%

There is no impervious area within the 79.2 acres of the project site under pre-development conditions.

2.3 Proposed Conditions & Land Cover

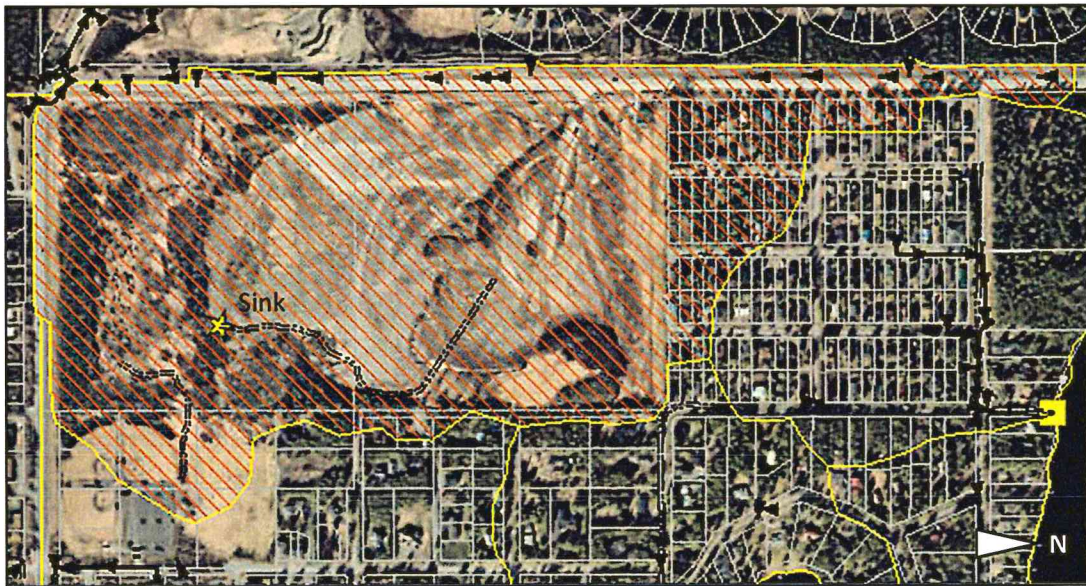
The proposed development creates approximately 8 acres of impervious area within the commercial/residential portion on site. This correlates to 10% of the 79.2 acres. The remaining area, roughly 71.2 acres, was modeled as Lawn with varying slopes. The proposed land cover for the drainage basin is shown in the table on the following page.

Contributing Post-development Land Cover

Land Cover	Slope	Area [Acre]	Percent
Impervious	1-4%	33.1	29.8%
Lawn (Moderate Slopes)	2-5%	66.2	59.6%
Lawn (Steep Slopes)	6-50%	11.7	10.6%

2.4 Map of Basin

See below for a map of the MOA-delineated drainage basin. The entire 111-acre basin drains to an existing low point on site near the south end of the existing fill operation.



MOA Drainage Map – Screenshot 11/18/18

3. Existing Conditions

3.1 Predevelopment Site Plan

Existing conditions are shown on the following page. Overland flow from the contributing area sheet drains towards the project where, over time, it infiltrates on site.

There are no established storm drains or conveyance systems present on site. Runoff from surrounding drainage basins is collected in swales or catch basin inlets and conveyed through the municipal storm system where it is discharged to nearby water bodies including Jewel Lake, Sundi Lake, Sand Lake and Cook Inlet.



Pre-development Site Plan

3.2 Floodways, Floodplains and Problem Areas

The site is not located within a floodplain and there are no known problem areas in the project's immediate vicinity. There have been no known flooding incidents and there is no standing water visible at the low point on site.

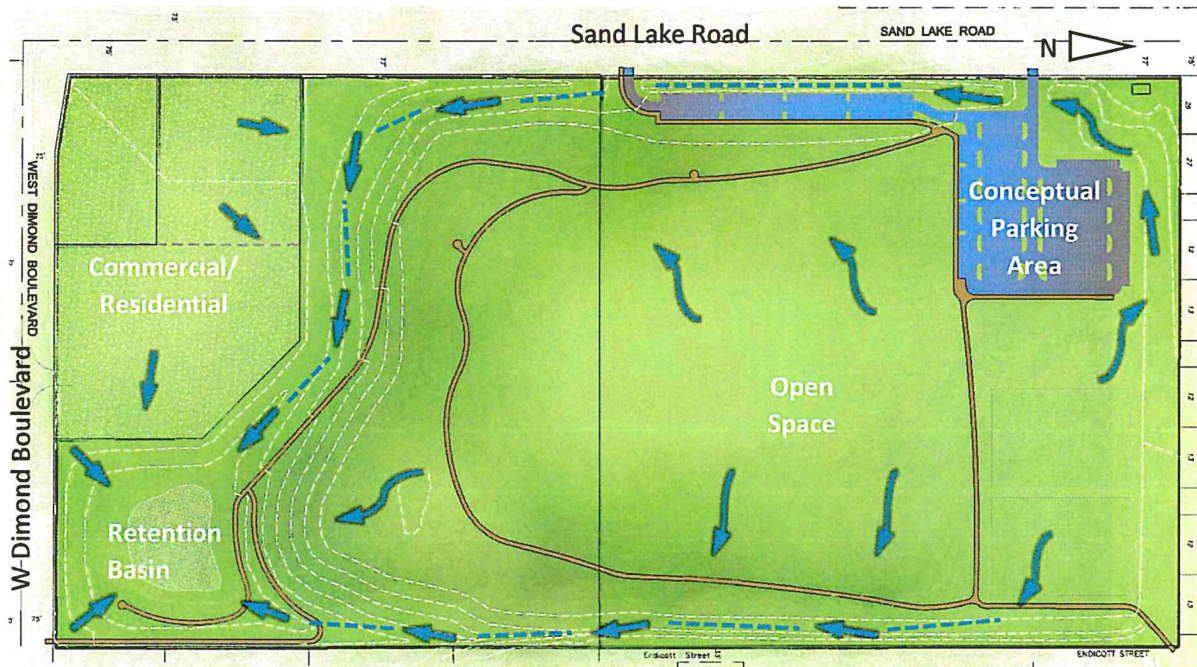
3.3 Soils

As mentioned in Section 2.2, portions of the site have received various fill types under a Conditional Use Permit. The material has been placed and track-walked to an unknown density. Based on the site's history and overall uncompacted nature of the fill, a hydrologic soils group "C" was used for the drainage analysis. The USGS Web Soil Survey has no data for the subject property or immediate surrounding area.

4. Proposed Conditions

4.1 Post-development Site Plan

Post-development conditions will include approximately 10 acres of commercial and residential development and approximately 69.2 acres of lawn and park land. Runoff will be collected in vegetated swales and directed to an onsite retention pond that will be sized to contain the entire 100-year storm event. A post-development site plan is shown on the following page.



Post-development Site Plan

4.2 Discharge Points and Receiving Water Bodies

There is no proposed off-site discharge point. All runoff from the entire 111-acre drainage basin will be contained and infiltrated on site.

5. Stormwater Controls Construction Consideration Plan

The primary controls used for stormwater management will be vegetated swales and a constructed retention pond. A piped storm drain system may be incorporated into the final design for the commercial/residential portion of the site. Any future piped systems within the commercial/residential area will outfall to the retention pond. Construction of a storm drain connection to the existing municipal system is not anticipated.

5.1 Vegetated Swale

Vegetated swales will be constructed around the perimeter of the open space and commercial area to pick up runoff generated on site as well as runoff flowing into the project from the surrounding area. The vegetated swales will be constructed per the Anchorage Stormwater Manual recommendations. To meet water quality requirements, the swales will be trapezoidal with a minimum 2-foot bottom and 3:1 maximum side slopes. The maximum longitudinal slope will be 6% and check dams will be installed as necessary to limit the velocity to 1 foot per second or less during the first 0.52 inches of rainfall.

5.2 Retention Pond

A retention pond will be constructed in the southeast corner of the project. The pond will be constructed per the Anchorage Stormwater Manual recommendations and is sized to retain the 100-year storm event on site. The footprint of the pond floor is

approximately 40,000 square feet with 4:1 side slopes around the perimeter. Pond depth varies between 10 and 15 feet. An infiltration rate of 0.5 in/hr was used. This is equivalent to 120 min/in and is based on an “upper limit” infiltration rate of 60 min/in with a factor of safety of 2.

6. Compliance with Stormwater Management Requirements

To comply with the stormwater management requirements, the predevelopment peak runoff was compared to post-development peak flows and the system was designed and sized to meet the requirements of Section 3 of the Anchorage Stormwater Manual.

The Autodesk Storm and Sanitary Sewer program was utilized to model the drainage system. SCS TR-55 methodology with hydrodynamic routing was used for the runoff model. The SCS Type I Cumulative Dimensionless 24-hour Rainfall Distribution in 6-minute increments (Anchorage Stormwater Manual Page D-3) was used for the precipitation model. Time of concentration values for the post-development sub-basins vary from 5 minutes to 45 minutes. Calculations are included in Appendix 7.3.

6.1 Water Quality Treatment

Stormwater management systems must be designed to provide water quality treatment through the use of Green Infrastructure. Treatment must be provided for runoff generated from the first 0.52 inches of rainfall from a 24-hour rainfall event preceded by 48 hours of no precipitation (Section 3.3.2.1).

The first 0.52 inches of precipitation will be treated through the use of vegetated swales and a constructed retention pond. Both of these management tools qualify as Green Infrastructure per Section 3.3.2.1.

6.2 Extended Detention (Channel Protection)

Extended detention is not required since the design will incorporate Green Infrastructure. However, all runoff generated by the 1-year event, is retained on site.

6.3 Conveyance

The storm system must be designed to convey the 10-year 24-hour event (Section 3.3.2.3).

The vegetated swales will be sized to convey the 10-year storm event. The swale used in the analysis is 2-feet deep, with a 2-foot bottom and 3:1 side slopes. At a 2% slope, the swale has a capacity of 111 cfs. The peak runoff carried by the swale during the 10-year event is 15 cfs or less than 14% of the swale’s capacity. During the 10-year event, the maximum depth of flow is 0.6 feet with 1.4 feet of additional freeboard.

6.4 Detention and Peak Flow Control

For this analysis, Option 2 of Section 3.3.2.4 was utilized. Three requirements for Option 2 must be met:

1) Peak Flow Control

- a. *Maintain the post-development project runoff peak flow from the 10-year, 24-hour storm to less than or equal to the pre-development runoff peak flow at all project discharge points. AND*
- b. *Maintain the post-development project runoff peak flow from the 100-year, 24-hour storm to less than or equal to 1.05 times the pre-development runoff peak flows.*

The drainage design retains all runoff on site for both the 10 and 100-year events.

2) Project Flood Bypass: *Design bypass diversions for the post-development, 100-year, 24-hour storm runoff event or show an unobstructed, overland flow path safely bypassing project structures and/or overtopping project conveyance routes without impact to property affected by bypass route.*

No runoff is discharged off site during the 100-year event. The conveyance systems are designed to carry the peak flow from the 100-year event without adverse impacts to the site or to neighboring properties.

3) Downstream Impacts: *A downstream impact analysis is not required for this option if the project is located within the Anchorage Roads and Drainage Service Area (ARDSA).*

The project is located within ARDSA, therefore a downstream impact analysis is not required.

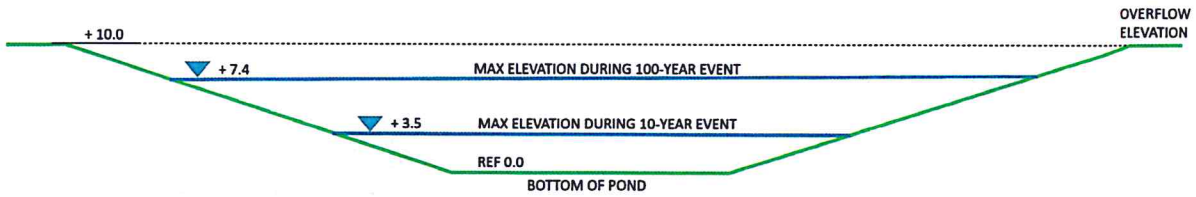
See the table below for a comparison of pre vs post-development flow rates.

Peak Runoff Rate Comparison

Peak Flow [cfs]	Pre-development	Post-development	Fraction
10 Year 24 Hour	0	0	1.0
100 Year 24 Hour	0	0	1.0

No runoff occurs during the 10 or 100-year event under pre-development conditions and no additional off-site runoff will be generated by the proposed development. Peak runoff for all events up to and including the 100-year storm will be collected onsite within a retention pond.

For this preliminary analysis, a retention pond footprint of 40,000 square feet with 4:1 side slopes and a max depth of 10 feet was used for the storage model. With these parameters, the basin reaches 28% capacity during the 10-year event and 68% capacity during the 100-year event. See below for a graphic depicting the retention basin cross section. Exact dimensions may change with the final grading design.



Calculations for the analysis are included in Appendix 7.3.

6.5 Downstream Impact Analysis

Not required for Option 2, Section 3.3.2.4.

6.6 Wetland Compliance

Not applicable, no wetlands are present on site.

6.7 Operations and Maintenance Plan

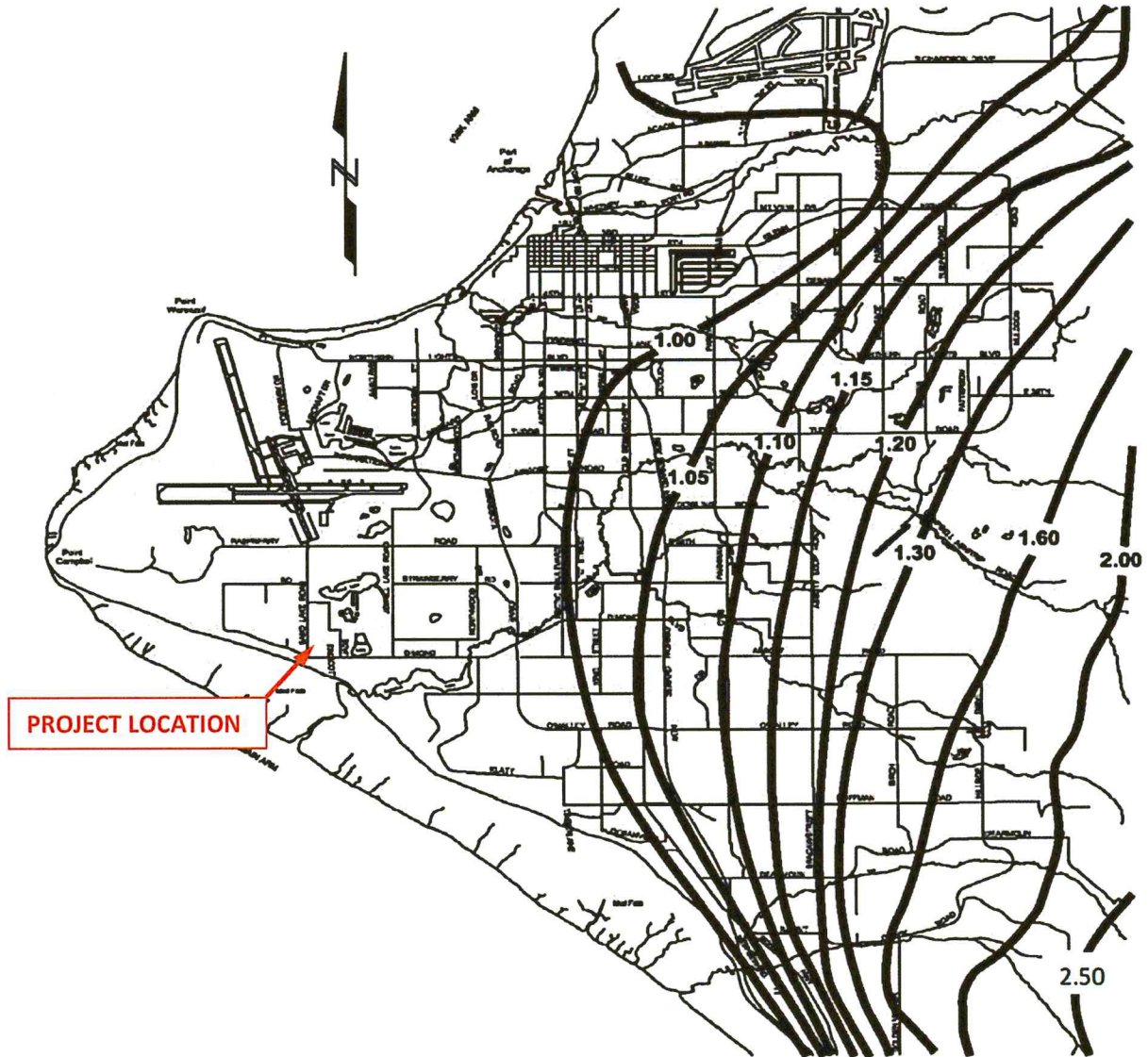
At a minimum, the vegetated swales will require periodic inspection for trash and debris and annual inspection of the soil and vegetation conditions. Revegetation and sediment removal will be required as necessary. The retention basin will also need to be periodically inspected for sediment, trash and debris, and the surrounding vegetation will require upkeep as part of the park's landscaping and maintenance plan.

6.7 Conclusion

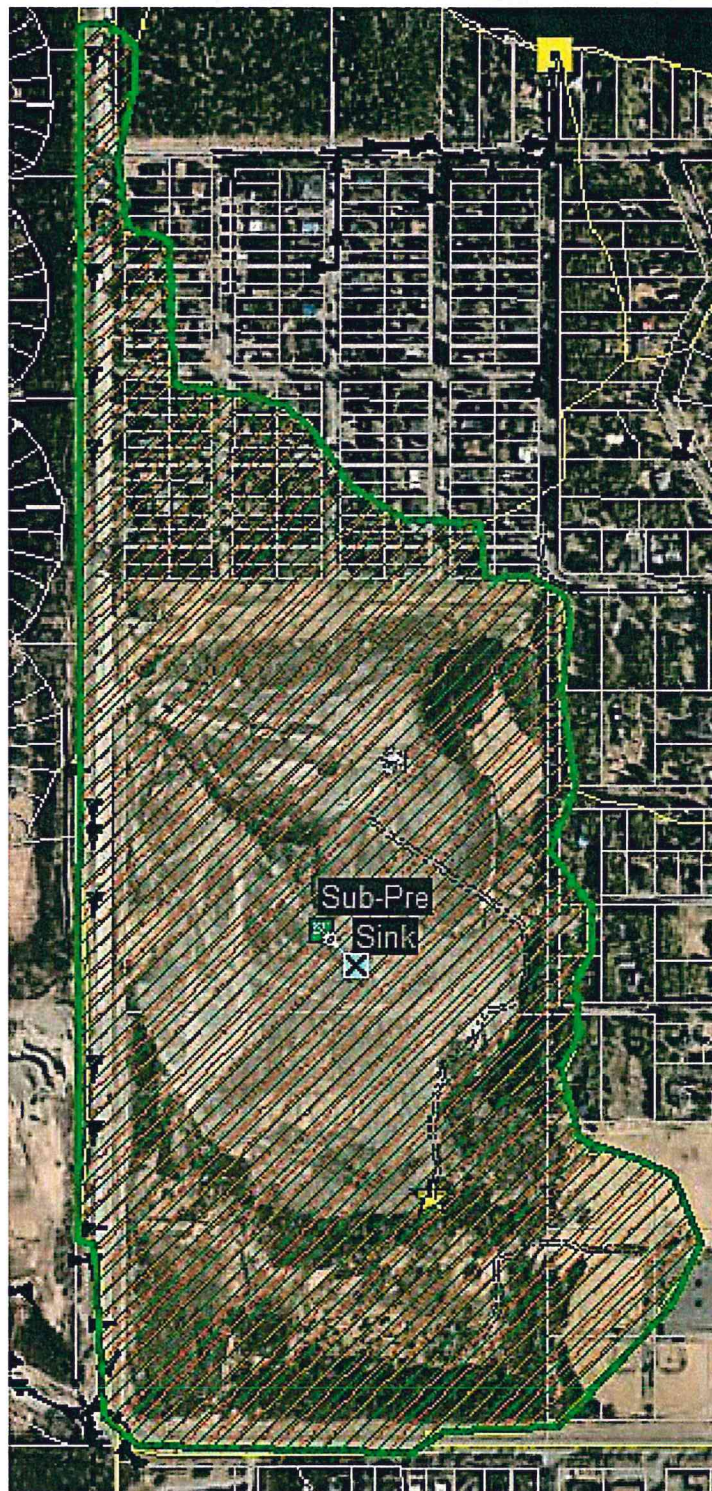
The proposed stormwater management plan complies with all Anchorage Stormwater Manual requirements. Runoff generated by the development will be treated and conveyed with vegetated swales to a constructed retention basin. The retention feature is sized to retain the 100-year storm event.

7. Appendix

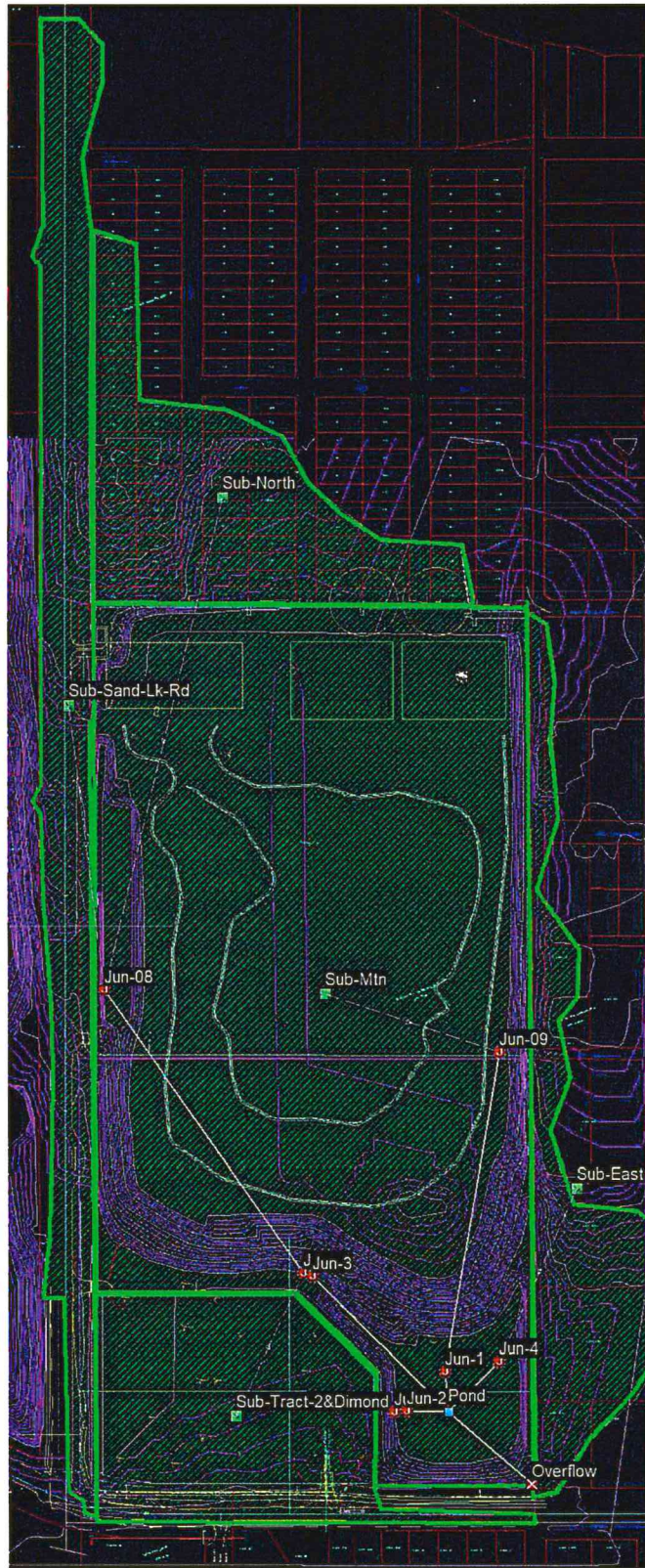
7.1 Orographic Map



7.2 Watershed Maps



Pre-development Watershed Map



Post-development Watershed Map

7.3 Hydrologic and Hydraulic Computations

Pre-development

Due to the drainage basin's characterization as a sink, all runoff from the basin is assumed to drain to the property and no runoff leaves the site.

Post-development

10-year, 24-hour

```

Autodesk® Storm and Sanitary Analysis 2016 - Version 12.0.42 (Build 0)
-----
*****
Project Description
*****
File Name ..... Postdev Drainage 8-26-19 NEW DCM.SPF

*****
Analysis Options
*****
Flow Units ..... cfs
Subbasin Hydrograph Method. SCS TR-55
Time of Concentration..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Storage Node Exfiltration.. Constant rate, free surface area
Starting Date ..... FEB-10-2015 00:00:00
Ending Date ..... FEB-11-2015 12:00:00
Report Time Step ..... 00:05:00

*****
Element Count
*****
Number of rain gages ..... 1
Number of subbasins ..... 5
Number of nodes ..... 11
Number of links ..... 10

*****
Raingage Summary
*****
Gage          Data          Data          Recording
ID            Source         Type           Interval
-----
Rain Gage-01  10YR - 24HR  NEW DCM  CUMULATIVE    6.00
                                           min

*****
Subbasin Summary
*****
Subbasin      Total
ID            Area
              acres
-----
Sub-East      9.50
Sub-Mtn       64.68
Sub-North     11.50
Sub-Sand-Lk-Rd 13.00
Sub-Tract-2&Diamond 12.10

*****
Node Summary
*****
Node          Element      Invert      Maximum      Ponded      External
ID            Type         Elevation   Elev.        Area        Inflow
              ft           ft          ft²
-----
Jun-08        JUNCTION     138.00      157.50       0.00
Jun-09        JUNCTION     136.00      138.00       0.00
Jun-1         JUNCTION     126.00      128.00       0.00
Jun-10        JUNCTION     126.20      128.20       0.00
Jun-11        JUNCTION     126.00      128.00       0.00
Jun-12        JUNCTION     132.50      138.50       0.00
Jun-2         JUNCTION     126.00      128.00       0.00
Jun-3         JUNCTION     125.90      127.90       0.00
Jun-4         JUNCTION     126.00      128.00       0.00
Overflow      OUTFALL     124.00      126.00       0.00
Pond          STORAGE      84.00       94.00        0.00

*****
Link Summary
*****
Link          From Node    To Node      Element      Length      Slope      Manning's
ID            ID            ID            Type         ft          %          Roughness

```

Link	Start Date	End Date	Structure	Length (ft)	Area (sq ft)	Flow Coefficient
Link-11	Jun-1	Jun-1	Pond	100.0	42.0000	0.0320
Link-12	Jun-2	Jun-2	Pond	100.0	42.0000	0.0320
Link-13	Jun-3	Jun-3	Overflow	100.0	40.0000	0.0320
Link-14	Jun-4	Jun-4	Pond	100.0	41.9000	0.0320
Link-15	Jun-4	Jun-4	Pond	100.0	42.0000	0.0320
Link-16	Jun-08	Jun-12	CHANNEL	553.9	4.0618	0.0320
Link-17	Jun-09	Jun-1	CHANNEL	1000.0	1.0000	0.0320
Link-18	Jun-10	Jun-2	CHANNEL	10.0	2.0000	0.0320
Link-19	Jun-11	Jun-3	CHANNEL	5.0	2.0000	0.0320
Link-20	Jun-12	Jun-11	CHANNEL	646.1	1.0061	0.0320

Cross Section Summary

Link ID	Shape	Depth/Diameter (ft)	Width (ft)	No. of Barrels	Cross Sectional Area (ft ²)	Full Flow Hydraulic Radius (ft)	Design Flow Capacity (cfs)
Link-11	RECT OPEN	2.00	10.00	1	20.00	1.43	763.47
Link-12	RECT OPEN	2.00	10.00	1	20.00	1.43	763.47
Link-13	RECT OPEN	2.00	10.00	1	20.00	1.43	745.07
Link-14	RECT OPEN	2.00	10.00	1	20.00	1.43	762.56
Link-15	RECT OPEN	2.00	10.00	1	20.00	1.43	763.47
Link-16	TRAPEZOIDAL	2.50	17.00	1	23.75	1.33	269.28
Link-17	TRAPEZOIDAL	2.00	14.00	1	16.00	1.09	78.80
Link-18	TRAPEZOIDAL	2.00	14.00	1	16.00	1.09	111.44
Link-19	TRAPEZOIDAL	2.00	14.00	1	16.00	1.09	111.44
Link-20	TRAPEZOIDAL	2.00	14.00	1	16.00	1.09	79.04

	Volume (acre-ft)	Depth (inches)
Runoff Quantity Continuity	-----	-----
Total Precipitation	21.125	2.288
Surface Runoff	0.738	0.080
Continuity Error (%)	-0.000	

	Volume (acre-ft)	Volume (Mgallons)
Flow Routing Continuity	-----	-----
External Inflow	0.000	0.000
External Outflow	0.000	0.000
Initial Stored Volume	0.000	0.000
Final Stored Volume	3.507	1.143
Continuity Error (%)	0.477	

Composite Curve Number Computations Report

Subbasin Sub-East

Soil/Surface Description	Area (acres)	Soil Group	CN
> 75% grass cover, Good	8.50	B	61.00
Paved parking & roofs	1.00	B	98.00
Composite Area & Weighted CN	9.50		64.89

Subbasin Sub-Mtn

Soil/Surface Description	Area (acres)	Soil Group	CN
> 75% grass cover, Good	60.38	C	74.00
Paved parking & roofs	4.30	C	98.00
Composite Area & Weighted CN	64.68		75.60

Subbasin Sub-North

Soil/Surface Description	Area (acres)	Soil Group	CN
Paved parking & roofs	8.00	B	98.00
> 75% grass cover, Good	3.50	B	61.00
Composite Area & Weighted CN	11.50		86.74

Subbasin Sub-Sand-Lk-Rd

Soil/Surface Description	Area (acres)	Soil Group	CN
Paved parking & roofs	11.70	B	98.00
> 75% grass cover, Good	1.30	B	61.00
Composite Area & Weighted CN	13.00		94.30

Subbasin Sub-Tract-2&Diamond

Soil/Surface Description	Area (acres)	Soil Group	CN
Paved parking & roofs	8.10	C	98.00
> 75% grass cover, Good	4.00	C	74.00
Composite Area & Weighted CN	12.10		90.07

 SCS TR-55 Time of Concentration Computations Report

Sheet Flow Equation

$$T_c = (0.007 * ((n * L_f)^{0.8}) / ((P^{0.5}) * (S_f^{0.4}))$$

Where:

Tc = Time of Concentration (hrs)
 n = Manning's Roughness
 Lf = Flow Length (ft)
 P = 2 yr, 24 hr Rainfall (inches)
 Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (Sf^{0.5}) (unpaved surface)
 V = 20.3282 * (Sf^{0.5}) (paved surface)
 V = 15.0 * (Sf^{0.5}) (grassed waterway surface)
 V = 10.0 * (Sf^{0.5}) (nearly bare & untilled surface)
 V = 9.0 * (Sf^{0.5}) (cultivated straight rows surface)
 V = 7.0 * (Sf^{0.5}) (short grass pasture surface)
 V = 5.0 * (Sf^{0.5}) (woodland surface)
 V = 2.5 * (Sf^{0.5}) (forest w/heavy litter surface)
 Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
 Lf = Flow Length (ft)
 V = Velocity (ft/sec)
 Sf = Slope (ft/ft)

Channel Flow Equation

$$V = (1.49 * (R^{2/3}) * (Sf^{0.5})) / n$$

$$R = Aq / Wp$$

$$T_c = (L_f / V) / (3600 \text{ sec/hr})$$

Where:

Tc = Time of Concentration (hrs)
 Lf = Flow Length (ft)
 R = Hydraulic Radius (ft)
 Aq = Flow Area (ft²)
 Wp = Wetted Perimeter (ft)
 V = Velocity (ft/sec)
 Sf = slope (ft/ft)
 n = Manning's Roughness

 Subbasin Sub-East

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.40	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	2.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.40	0.00	0.00
Velocity (ft/sec):	0.06	0.00	0.00
Computed Flow Time (minutes):	44.90	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1600.00	0.00	0.00
Slope (%):	6.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	3.95	0.00	0.00
Computed Flow Time (minutes):	6.75	0.00	0.00

 Total TOC (minutes): 51.66

 Subbasin Sub-Mtn

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.40	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	1.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.40	0.00	0.00
Velocity (ft/sec):	0.04	0.00	0.00
Computed Flow Time (minutes):	59.25	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	500.00	2000.00	0.00
Slope (%):	1.00	2.00	0.00
Surface Type:	Grassed waterway	Grassed waterway	Unpaved
Velocity (ft/sec):	1.50	2.12	0.00
Computed Flow Time (minutes):	5.56	15.72	0.00

Total TOC (minutes): 80.53

 Subbasin Sub-North

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.30	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	2.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.40	0.00	0.00
Velocity (ft/sec):	0.07	0.00	0.00
Computed Flow Time (minutes):	35.67	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1500.00	0.00	0.00
Slope (%):	3.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	2.79	0.00	0.00
Computed Flow Time (minutes):	8.96	0.00	0.00

Total TOC (minutes): 44.63

 Subbasin Sub-Sand-Lk-Rd

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.20	0.00	0.00
Flow Length (ft):	100.00	0.00	0.00
Slope (%):	2.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.40	0.00	0.00
Velocity (ft/sec):	0.09	0.00	0.00
Computed Flow Time (minutes):	18.65	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	2500.00	0.00	0.00
Slope (%):	3.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	2.79	0.00	0.00
Computed Flow Time (minutes):	14.93	0.00	0.00

Total TOC (minutes): 33.58

 Subbasin Sub-Tract-2&Diamond

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.01	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	2.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.40	0.00	0.00
Velocity (ft/sec):	0.99	0.00	0.00
Computed Flow Time (minutes):	2.53	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	700.00	0.00	0.00
Slope (%):	2.00	0.00	0.00
Surface Type:	Paved	Unpaved	Unpaved
Velocity (ft/sec):	2.87	0.00	0.00
Computed Flow Time (minutes):	4.07	0.00	0.00

Total TOC (minutes): 6.60

 Subbasin Runoff Summary

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days hh:mm:ss
Sub-East	2.28	0.22	0.21	64.890	0 00:51:39
Sub-Mtn	2.28	0.55	6.91	75.600	0 01:20:31
Sub-North	2.28	1.11	4.10	86.740	0 00:44:37
Sub-Sand-Lk-Rd	2.28	1.69	8.07	94.300	0 00:33:34
Sub-Tract-2&Diamond	2.28	1.34	12.11	90.070	0 00:06:36

 Node Depth Summary

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days hh:mm	Total Flooded Volume acre-in	Total Time Flooded minutes	Retention Time hh:mm:ss
Jun-08	15.42	17.61	155.61	0 12:30	0	0	0:00:00
Jun-09	0.19	0.80	136.80	0 13:05	0	0	0:00:00
Jun-1	0.02	0.10	126.10	0 13:07	0	0	0:00:00
Jun-10	0.00	0.00	126.20	0 00:00	0	0	0:00:00
Jun-11	0.21	1.04	127.04	0 12:15	0	0	0:00:00
Jun-12	0.17	0.85	133.35	0 12:32	0	0	0:00:00
Jun-2	0.00	0.00	126.00	0 00:00	0	0	0:00:00
Jun-3	0.03	0.17	126.07	0 12:16	0	0	0:00:00
Jun-4	0.00	0.01	126.01	0 13:02	0	0	0:00:00
Overflow	0.00	0.00	124.00	0 00:00	0	0	0:00:00
Fond	1.93	3.49	87.49	1 01:27	0	0	0:00:00

Node Flow Summary

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days hh:mm	Maximum Flooding Volume cfs	Time of Peak Flooding Occurrence days hh:mm
Jun-08	JUNCTION	11.89	11.89	0 12:30	0.00	
Jun-09	JUNCTION	6.91	6.91	0 13:05	0.00	
Jun-1	JUNCTION	0.00	6.89	0 13:06	0.00	
Jun-10	JUNCTION	0.00	0.00	0 00:00	0.00	
Jun-11	JUNCTION	10.48	15.73	0 12:15	0.00	
Jun-12	JUNCTION	0.00	11.86	0 12:30	0.00	
Jun-2	JUNCTION	0.00	0.00	0 00:00	0.00	
Jun-3	JUNCTION	0.00	15.48	0 12:16	0.00	
Jun-4	JUNCTION	0.21	0.21	0 12:55	0.00	
Overflow	OUTFALL	0.00	0.00	0 00:00	0.00	
Fond	STORAGE	0.00	18.12	0 12:39	0.00	

Storage Node Summary

Storage Node ID	Maximum Ponded Volume 1000 ft ³	Maximum Ponded Volume (%)	Time of Max Ponded Volume days hh:mm	Average Ponded Volume 1000 ft ³	Average Ponded Volume (%)	Maximum Storage Node Outflow cfs	Maximum Exfiltration Rate cfm	Time of Max Exfiltration Rate hh:mm:ss	Total Exfiltrated Volume 1000 ft ³
Fond	160.640	28	1 01:27	87.203	15	0.00	36.21	25:25:00	61.781

Outfall Loading Summary

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Overflow	0.00	0.00	0.00
System	0.00	0.00	0.00

Link Flow Summary

Link ID	Element Type	Time of Peak Flow Occurrence days hh:mm	Maximum Flow Velocity ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum Flow /Design Flow	Ratio of Maximum Flow Depth	Total Time Surcharged minutes	Reported Condition
Link-11	CHANNEL	0 13:07	1.18	13.86	6.89	763.47	0.01	0.52	0	Calculated
Link-12	CHANNEL	0 00:00	0.00	13.86	0.00	763.47	0.00	0.50	0	Calculated
Link-13	CHANNEL	0 00:00	0.00	13.58	0.00	745.07	0.00	0.50	0	Calculated
Link-14	CHANNEL	0 12:17	4.69	13.85	15.45	762.56	0.02	0.52	0	Calculated
Link-15	CHANNEL	0 13:03	0.04	13.86	0.21	763.47	0.00	0.50	0	Calculated
Link-16	CHANNEL	0 12:30	3.92	1.00	11.86	269.28	0.04	0.29	0	Calculated
Link-17	CHANNEL	0 13:06	4.51	1.00	6.89	78.80	0.09	0.23	0	Calculated
Link-18	CHANNEL	0 00:00	0.00	39.09	0.00	111.44	0.00	0.00	0	Calculated
Link-19	CHANNEL	0 12:16	6.74	78.19	15.48	111.44	0.14	0.30	0	Calculated
Link-20	CHANNEL	0 12:32	2.68	1.00	11.72	79.04	0.15	0.46	0	Calculated

Highest Flow Instability Indexes

All links are stable.

WARNING 117 : Conduit outlet invert elevation defined for Conduit Link-16 is below downstream node invert elevation. Assumed conduit outlet invert elevation equal to downstream node invert elevation.
WARNING 002 : Max/rim elevation (depth) increased to account for connecting conduit height dimensions for Node Jun-08.

Analysis began on: Tue Jan 07 15:28:18 2020
Analysis ended on: Tue Jan 07 15:28:20 2020
Total elapsed time: 00:00:02

100-year, 24-hour

Autodesk® Storm and Sanitary Analysis 2016 - Version 12.0.42 (Build 0)

 Project Description

 File Name Postdev Drainage 8-26-19 NEW DCM.SPF

 Analysis Options

 Flow Units cfs
 Subbasin Hydrograph Method. SCS TR-55
 Time of Concentration..... SCS TR-55
 Link Routing Method Hydrodynamic
 Storage Mode Exfiltration.. Constant rate, free surface area
 Starting Date FEB-10-2015 00:00:00
 Ending Date FEB-11-2015 12:00:00
 Report Time Step 00:05:00

 Element Count

 Number of rain gages 1
 Number of subbasins 5
 Number of nodes 11
 Number of links 10

 Raingage Summary

Gage ID	Data Source	Data Type	Recording Interval	min
Rain Gage-01	100-YR NEW DCM	CUMULATIVE	6.00	

 Subbasin Summary

Subbasin ID	Total Area acres
Sub-East	9.50
Sub-Mtn	64.68
Sub-North	11.50
Sub-Sand-Lk-Pd	13.00
Sub-Tract-2&Diamond	12.10

 Node Summary

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft²	External Inflow
Jun-08	JUNCTION	138.00	157.50	0.00	
Jun-09	JUNCTION	136.00	138.00	0.00	
Jun-1	JUNCTION	126.00	128.00	0.00	
Jun-10	JUNCTION	126.20	128.20	0.00	
Jun-11	JUNCTION	126.00	128.00	0.00	
Jun-12	JUNCTION	132.50	138.50	0.00	
Jun-2	JUNCTION	126.00	128.00	0.00	
Jun-3	JUNCTION	125.90	127.90	0.00	
Jun-4	JUNCTION	126.00	128.00	0.00	
Overflow	OUTFALL	124.00	126.00	0.00	
Pond	STORAGE	84.00	94.00	0.00	

 Link Summary

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-11	Jun-1	Pond	CHANNEL	100.0	42.0000	0.0320
Link-12	Jun-2	Pond	CHANNEL	100.0	42.0000	0.0320
Link-13	Overflow	Pond	CHANNEL	100.0	40.0000	0.0320
Link-14	Jun-3	Pond	CHANNEL	100.0	41.9000	0.0320
Link-15	Jun-4	Pond	CHANNEL	100.0	42.0000	0.0320
Link-16	Jun-08	Jun-12	CHANNEL	553.9	4.0618	0.0320
Link-17	Jun-09	Jun-1	CHANNEL	1000.0	1.0000	0.0320
Link-18	Jun-10	Jun-2	CHANNEL	10.0	2.0000	0.0320
Link-19	Jun-11	Jun-3	CHANNEL	5.0	2.0000	0.0320
Link-20	Jun-12	Jun-11	CHANNEL	646.1	1.0061	0.0320

 Cross Section Summary

Link ID	Shape	Depth/Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft²	Full Flow Hydraulic Radius ft	Design Flow Capacity cfs
Link-11	RECT_OPEN	2.00	10.00	1	20.00	1.43	763.47

Link-12	RECT_OPEN	2.00	10.00	1	20.00	1.43	763.47
Link-13	RECT_OPEN	2.00	10.00	1	20.00	1.43	745.07
Link-14	RECT_OPEN	2.00	10.00	1	20.00	1.43	762.56
Link-15	RECT_OPEN	2.00	10.00	1	20.00	1.43	763.47
Link-16	TRAPEZOIDAL	2.50	17.00	1	23.75	1.33	269.28
Link-17	TRAPEZOIDAL	2.00	14.00	1	16.00	1.09	78.80
Link-18	TRAPEZOIDAL	2.00	14.00	1	16.00	1.09	111.44
Link-19	TRAPEZOIDAL	2.00	14.00	1	16.00	1.09	111.44
Link-20	TRAPEZOIDAL	2.00	14.00	1	16.00	1.09	79.04

	Volume	Depth
Runoff Quantity Continuity	acre-ft	inches
Total Precipitation	33.261	3.603
Surface Runoff	1.611	0.174
Continuity Error (%)	-0.000	

	Volume	Volume
Flow Routing Continuity	acre-ft	Mgallons
External Inflow	0.000	0.000
External Outflow	0.000	0.000
Initial Stored Volume	0.000	0.000
Final Stored Volume	8.769	2.858
Continuity Error (%)	0.414	

Composite Curve Number Computations Report

Subbasin Sub-East

Soil/Surface Description	Area (acres)	Soil Group	CN
> 75% grass cover, Good	8.50	B	61.00
Paved parking & roofs	1.00	B	98.00
Composite Area & Weighted CN	9.50		64.89

Subbasin Sub-Mtn

Soil/Surface Description	Area (acres)	Soil Group	CN
> 75% grass cover, Good	60.38	C	74.00
Paved parking & roofs	4.30	C	98.00
Composite Area & Weighted CN	64.68		75.60

Subbasin Sub-North

Soil/Surface Description	Area (acres)	Soil Group	CN
Paved parking & roofs	8.00	B	98.00
> 75% grass cover, Good	3.50	B	61.00
Composite Area & Weighted CN	11.50		86.74

Subbasin Sub-Sand-Lk-Rd

Soil/Surface Description	Area (acres)	Soil Group	CN
Paved parking & roofs	11.70	B	98.00
> 75% grass cover, Good	1.30	B	61.00
Composite Area & Weighted CN	13.00		94.30

Subbasin Sub-Tract-2&Dimond

Soil/Surface Description	Area (acres)	Soil Group	CN
Paved parking & roofs	8.10	C	98.00
> 75% grass cover, Good	4.00	C	74.00
Composite Area & Weighted CN	12.10		90.07

SCS TR-55 Time of Concentration Computations Report

Sheet Flow Equation

$$T_c = (0.007 * ((n * Lf)^{0.8}) / ((P^{0.5}) * (Sf^{0.4})))$$

Where:

Tc = Time of Concentration (hrs)
n = Manning's Roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (Sf^{0.5}) (unpaved surface)
V = 20.3282 * (Sf^{0.5}) (paved surface)
V = 15.0 * (Sf^{0.5}) (grassed waterway surface)

$V = 10.0 * (Sf^{0.5})$ (nearly bare & untilled surface)
 $V = 9.0 * (Sf^{0.5})$ (cultivated straight rows surface)
 $V = 7.0 * (Sf^{0.5})$ (short grass pasture surface)
 $V = 5.0 * (Sf^{0.5})$ (woodland surface)
 $V = 2.5 * (Sf^{0.5})$ (Forest w/heavy litter surface)
 $Tc = (Lf / V) / (3600 \text{ sec/hr})$

Where:

Tc = Time of Concentration (hrs)
 Lf = Flow Length (ft)
 V = Velocity (ft/sec)
 Sf = Slope (ft/ft)

Channel Flow Equation

$V = (1.49 * (R^{2/3}) * (Sf^{0.5})) / n$
 $R = Aq / Wp$
 $Tc = (Lf / V) / (3600 \text{ sec/hr})$

Where:

Tc = Time of Concentration (hrs)
 Lf = Flow Length (ft)
 R = Hydraulic Radius (ft)
 Aq = Flow Area (ft²)
 Wp = Wetted Perimeter (ft)
 V = Velocity (ft/sec)
 Sf = Slope (ft/ft)
 n = Manning's Roughness

Subbasin Sub-East

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.40	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	2.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.40	0.00	0.00
Velocity (ft/sec):	0.06	0.00	0.00
Computed Flow Time (minutes):	44.90	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1600.00	0.00	0.00
Slope (%):	6.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	3.95	0.00	0.00
Computed Flow Time (minutes):	6.75	0.00	0.00

Total TOC (minutes): 51.66

Subbasin Sub-Mtn

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.40	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	1.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.40	0.00	0.00
Velocity (ft/sec):	0.04	0.00	0.00
Computed Flow Time (minutes):	59.25	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	500.00	2000.00	0.00
Slope (%):	1.00	2.00	0.00
Surface Type:	Grassed waterway	Grassed waterway	Unpaved
Velocity (ft/sec):	1.50	2.12	0.00
Computed Flow Time (minutes):	5.56	15.72	0.00

Total TOC (minutes): 80.53

Subbasin Sub-North

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.30	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	2.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.40	0.00	0.00
Velocity (ft/sec):	0.07	0.00	0.00
Computed Flow Time (minutes):	35.67	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	1500.00	0.00	0.00
Slope (%):	3.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved

Velocity (ft/sec):	2.79	0.00	0.00
Computed Flow Time (minutes):	8.96	0.00	0.00

Total TOC (minutes):	44.63		

Subbasin Sub-Sand-Lk-Rd

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.20	0.00	0.00
Flow Length (ft):	100.00	0.00	0.00
Slope (%):	2.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.40	0.00	0.00
Velocity (ft/sec):	0.09	0.00	0.00
Computed Flow Time (minutes):	18.65	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	2500.00	0.00	0.00
Slope (%):	3.00	0.00	0.00
Surface Type:	Unpaved	Unpaved	Unpaved
Velocity (ft/sec):	2.79	0.00	0.00
Computed Flow Time (minutes):	14.93	0.00	0.00

Total TOC (minutes):	33.58		
----------------------	-------	--	--

Subbasin Sub-Tract-24Diamond

Sheet Flow Computations

	Subarea A	Subarea B	Subarea C
Manning's Roughness:	0.01	0.00	0.00
Flow Length (ft):	150.00	0.00	0.00
Slope (%):	2.00	0.00	0.00
2 yr, 24 hr Rainfall (in):	1.40	0.00	0.00
Velocity (ft/sec):	0.99	0.00	0.00
Computed Flow Time (minutes):	2.53	0.00	0.00

Shallow Concentrated Flow Computations

	Subarea A	Subarea B	Subarea C
Flow Length (ft):	700.00	0.00	0.00
Slope (%):	2.00	0.00	0.00
Surface Type:	Paved	Unpaved	Unpaved
Velocity (ft/sec):	2.87	0.00	0.00
Computed Flow Time (minutes):	4.07	0.00	0.00

Total TOC (minutes):	6.60		
----------------------	------	--	--

Subbasin Runoff Summary

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days
Sub-East	3.59	0.79	1.84	64.890	0 00:51:39
Sub-Mtn	3.59	1.41	20.13	75.600	0 01:20:31
Sub-North	3.59	2.24	8.28	86.740	0 00:44:37
Sub-Sand-Lk-Rd	3.59	2.95	13.69	94.300	0 00:33:34
Sub-Tract-24Diamond	3.59	2.54	22.40	90.070	0 00:06:36

Node Depth Summary

Node ID	Average Depth Attained ft	Maximum Depth ft	Maximum HGL Attained ft	Time of Max Occurrence days hh:mm	Total Flooded Volume acre-in	Total Time Flooded minutes	Retention Time hh:mm:ss
Jun-08	15.96	17.81	155.81	0 12:30	0	0	0:00:00
Jun-09	0.32	1.33	137.33	0 13:01	0	0	0:00:00
Jun-1	0.04	0.20	126.20	0 13:02	0	0	0:00:00
Jun-10	0.00	0.00	126.20	0 00:00	0	0	0:00:00
Jun-11	0.30	1.40	127.40	0 12:15	0	0	0:00:00
Jun-12	0.24	1.12	133.62	0 12:32	0	0	0:00:00
Jun-2	0.00	0.00	126.00	0 00:00	0	0	0:00:00
Jun-3	0.05	0.25	126.15	0 12:16	0	0	0:00:00
Jun-4	0.01	0.05	126.05	0 12:44	0	0	0:00:00
Overflow	0.00	0.00	124.00	0 00:00	0	0	0:00:00
Fond	4.28	7.42	91.42	1 01:38	0	0	0:00:00

Node Flow Summary

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days hh:mm
Jun-08	JUNCTION	21.51	21.51	0 12:30	0.00	
Jun-09	JUNCTION	20.10	20.10	0 13:00	0.00	
Jun-1	JUNCTION	0.00	20.05	0 13:01	0.00	
Jun-10	JUNCTION	0.00	0.00	0 00:00	0.00	
Jun-11	JUNCTION	19.56	29.25	0 12:15	0.00	
Jun-12	JUNCTION	0.00	21.47	0 12:30	0.00	
Jun-2	JUNCTION	0.00	0.00	0 00:00	0.00	
Jun-3	JUNCTION	0.00	28.87	0 12:16	0.00	
Jun-4	JUNCTION	1.83	1.83	0 12:40	0.00	
Overflow	OUTFALL	0.00	0.00	0 00:00	0.00	
Fond	STORAGE	0.00	41.30	0 12:40	0.00	

Storage Node Summary

Storage Node ID	Maximum Ponded Volume 1000 ft ³	Maximum Ponded Volume (%)	Time of Max Ponded Volume days hh:mm	Average Ponded Volume 1000 ft ³	Average Ponded Volume (%)	Maximum Storage Node Outflow cfs	Maximum Exfiltration Rate cfm	Time of Max. Exfiltration Rate hh:mm:ss	Total Exfiltrated Volume 1000 ft ³
Fond	394.981	68	1 01:38	220.765	38	0.00	46.84	25:35:00	77.817

Outfall Loading Summary

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Overflow	0.00	0.00	0.00
System	0.00	0.00	0.00

Link Flow Summary

Link ID	Element Type	Time of Peak Flow Occurrence days hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth	Total Time Surcharged minutes	Reported Condition
Link-11	CHANNEL	0 13:02	1.82	13.86	20.05	763.47	0.03	0.55	0	Calculated
Link-12	CHANNEL	0 00:00	0.00	13.86	0.00	763.47	0.00	0.50	0	Calculated
Link-13	CHANNEL	0 00:00	0.00	13.58	0.00	745.07	0.00	0.50	0	Calculated
Link-14	CHANNEL	0 12:16	4.02	13.85	28.87	762.56	0.04	0.56	0	Calculated
Link-15	CHANNEL	0 12:44	0.18	13.86	1.82	763.47	0.00	0.51	0	Calculated
Link-16	CHANNEL	0 12:30	4.56	1.00	21.47	269.28	0.08	0.39	0	Calculated
Link-17	CHANNEL	0 13:01	6.13	1.00	20.05	78.80	0.25	0.38	0	Calculated
Link-18	CHANNEL	0 00:00	0.00	39.09	0.00	111.44	0.00	0.00	0	Calculated
Link-19	CHANNEL	0 12:16	7.84	78.19	28.87	111.44	0.26	0.41	0	Calculated
Link-20	CHANNEL	0 12:32	3.08	1.00	21.27	79.04	0.27	0.61	0	Calculated

Highest Flow Instability Indexes

All links are stable.

WARNING 117 : Conduit outlet invert elevation defined for Conduit Link-16 is below downstream node invert elevation.
Assumed conduit outlet invert elevation equal to downstream node invert elevation.
WARNING 002 : Max/rim elevation (depth) increased to account for connecting conduit height dimensions for Node Jun-08.

Analysis began on: Tue Jan 07 15:32:41 2020
Analysis ended on: Tue Jan 07 15:32:42 2020
Total elapsed time: 00:00:01

7.4 Stormwater Management Design Drawings

Design drawings will be included in the final report.

7.5 Operation and Maintenance Plan

An O&M Plan will be included in the final report.

Municipal Clerk's Office
Amended and Approved
Date: December 17, 2019

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For Reading: November 19, 2019

ANCHORAGE, ALASKA
AO No. 2019-143, As Amended

1 AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE
2 REZONING OF APPROXIMATELY TEN ACRES FROM R-1A (SINGLE-FAMILY
3 RESIDENTIAL DISTRICT, LARGE LOT) TO B-1A SL (LOCAL AND
4 NEIGHBORHOOD BUSINESS DISTRICT) WITH SPECIAL LIMITATIONS AND R-
5 2M SL (MIXED RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR
6 TRACTS 2 AND 3, POLEN PARK SUBDIVISION PER PLAT 2019-41;
7 GENERALLY LOCATED NORTH OF WEST DIMOND BOULEVARD, EAST OF
8 SAND LAKE ROAD, SOUTH OF THE WEST 82ND AVENUE, AND WEST OF
9 JADE STREET, IN ANCHORAGE.

10
11 (Sand Lake Community Council) (Planning and Zoning Commission Case 2019-
12 0118)

13
14 WHEREAS, the Anchorage Assembly makes the following findings of fact,
15 incorporated from Planning and Zoning Commission Resolution No. 2019-021:

16
17 1. This rezone complies with the nine approval criteria for
18 rezonings, AMC 21.03.160E. The rezone is consistent with the
19 Anchorage 2040 Land Use Plan Map and the 2012 West Anchorage
20 District Plan. The B-1A and R-2M districts implement both Plans.

21
22 2. Zoning is important because buying property is one of the
23 biggest investments anyone will make. The approval criteria are met for
24 this rezoning despite objections from members of the public. The public
25 process for this rezone has been followed. This is a process that has
26 continued since the West Anchorage District Plan was adopted in 2012
27 and later with the Anchorage 2040 Land Use Plan. These Plans are
28 followed for the benefit of everyone in the neighborhood and for future
29 property buyers because they need to know that they can develop
30 according to what is in the Plan. Anchorage 2040 classifies this site as
31 "Compact Mixed Residential Low" and the implementing zoning district
32 is the R-2M. The West Anchorage District Plan classifies the site as
33 "Small Scale Commercial" and the implementing district is the B-1A.
34 The Plans identified this site for growth, which no one wants in their
35 backyard; however, growth has to go somewhere, and that is why it was
36 identified in the Anchorage 2040 Land Use Plan.
37

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

3. Criterion 1 is met. Anchorage needs more residential units and this is one of the only sites slated to have that additional growth. The West Anchorage District Plan also identified this site for "Small Scale Commercial", which is why the B-1A district is appropriate. This is not "spot-zoning" because this is the zoning called for in the Plan. The rezoning complies and conforms with the comprehensive plan as shown on pages 26 and 27 of Anchorage 2040 and page 75 of the West Anchorage District Plan.

4. This rezoning is compatible with the existing neighborhood. Traffic impacts will be evaluated at the time of development, which should alleviate concern from neighbors.

5. Public testimony was heard that speaks to the compatibility and the necessity of the rezoning, but the Plan shows this site as commercial and residential and these maps matter. This did not just sneak in; it has been there since at least 2012 and the community councils have already spoken to this, which answers the compatibility and the necessity elements. The site plan review requirement will satisfy some of the community's concerns about compatibility and is a good balance.

6. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses, especially given the site plan review requirement. Residential development of 15 dwelling units per acre is incredibly challenging to do in our community. This is moderate residential density for Anchorage. The site is well served by roads, parks, and trails, which is better than a lot of places that are developed with higher-density housing. The need to distribute housing in more places around the whole city provides families with opportunities that everyone ought to be able to enjoy in our community.; now, therefore

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating Tracts 2 and 3, Polen Park Subdivision per Plat 2019-41, as R-2M (mixed residential district) and B-1A (local and neighborhood business district), respectively.

The property described above is shown on Exhibit "A," attached.

1 **Section 2.** This zoning map amendment established in Section 1 shall become
2 effective upon approval of an update to the conditional use permit for the fill site
3 (PZC Resolution 2014-029).
4

5 **Section 3.** The zoning map amendment is subject to the following special
6 limitations:
7

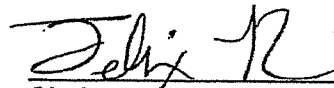
8 **A.** Obtain major site plan approval for Tracts 2 and 3, unless a higher
9 level of review is required. The site plan for Tract 3 shall
10 demonstrate the design intent of 'Small-Scale Commercial' in the
11 West Anchorage District Plan. [OBTAIN MAJOR SITE PLAN
12 APPROVAL FOR TRACTS 2 AND 3 THAT DEMONSTRATES A
13 SITE PLAN AND DESIGN INTENT MEETING THE DESCRIPTION
14 OF SMALL-SCALE COMMERCIAL IN THE WEST ANCHORAGE
15 DISTRICT PLAN.]
16

17 **B.** Fueling stations are prohibited.
18

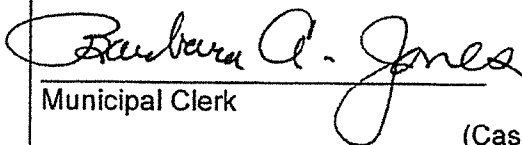
19 **C.** Parking lots in the B-1A district shall be located beside or behind
20 businesses.
21

22 **Section 4.** This ordinance shall become effective 10 days after the Director of the
23 Planning Department has received the written consent of at least 51 percent of the
24 owners of the property within the area described in Section 1 above to any special
25 limitations contained herein. The rezone approval contained herein shall
26 automatically expire, and be null and void, if the written consent is not received
27 within 120 days after the date on which this ordinance is passed and approved. In
28 the event no special limitations are contained herein, this ordinance is effective
29 immediately upon passage and approval. The Director of the Planning Department
30 shall change the zoning map accordingly.
31

32 PASSED AND APPROVED by the Anchorage Assembly this 17th day of December,
33 2019.
34

35 
36 _____
37 Chair

38 ATTEST:

39
40 
41 _____
42 Municipal Clerk
43

(Case 2019-0118)

MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 764-2019

Meeting Date: November 19, 2019

1 **FROM: MAYOR**
2
3 **SUBJECT: AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING**
4 **THE REZONING OF APPROXIMATELY TEN ACRES FROM R-1A**
5 **(SINGLE-FAMILY RESIDENTIAL DISTRICT, LARGE LOT) TO B-1A**
6 **SL (LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT) WITH**
7 **SPECIAL LIMITATIONS AND R-2M SL (MIXED RESIDENTIAL**
8 **DISTRICT) WITH SPECIAL LIMITATIONS FOR TRACTS 2 AND 3,**
9 **POLEN PARK SUBDIVISION PER PLAT 2019-41; GENERALLY**
10 **LOCATED NORTH OF WEST DIMOND BOULEVARD, EAST OF**
11 **SAND LAKE ROAD, SOUTH OF THE WEST 82ND AVENUE, AND**
12 **WEST OF JADE STREET, IN ANCHORAGE.**
13
14

15 The zoning map will change Tract 2 to the R-2M (mixed residential) district. Tract 2
16 contains approximately eight acres surrounding Tract 3. The B-1A (local and
17 neighborhood business) district will be applied to Tract 3, which contains two acres
18 at the northeast corner of Sand Lake Road and West Dimond Boulevard.
19

20 On October 7, 2019, the Planning and Zoning Commission recommended approval
21 of the rezoning, subject to an effective clause requiring the existing fill site
22 conditional use to be updated and requiring an approved major site plan review to
23 ensure compatibility with the 2012 *West Anchorage District Plan*.
24

25 There is a separate ordinance being processed concurrently with this rezoning that
26 would amend the *Anchorage 2040 Land Use Plan Map* to make the east five acres
27 of this site "Compact Mixed Residential Low." The implementing district for this
28 designation is R-2M.
29

30 The *West Anchorage District Plan* identifies the west five acres of this site as
31 "Low/Medium Intensity Residential (>8-15)" and "Small Scale Commercial." The
32 *Anchorage 2040 Land Use Plan* identifies the site as "Compact Mixed Residential"
33 and refers to the *West Anchorage District Plan* for the "Small Scale Commercial"
34 designation. Both of these *Plans* call for the property to be rezoned to the B-1A and
35 R-2M districts. This rezoning is consistent with these *Plans* and meets the approval
36 criteria for rezonings, AMC 21.03.160E.
37

38 The R-2M district is intended for residential areas that allow for a variety of single-
39 family, two-family, and multifamily dwellings, with gross densities between five and
40 15 dwelling units per acre. The R-2M district provides residential neighborhoods
41 with a greater diversity of housing by allowing a mix of both detached and a variety

1 of attached dwelling types in close proximity to each other, rather than separated
2 into different zoning districts.

3
4 The B-1A district is intended for small, compact commercial sites or areas within or
5 surrounded by residential areas. The district is applied to encourage the provision
6 of small scale retail, office, and service uses compatible in scale and character with
7 adjacent residential uses, and providing services to the surrounding neighborhood.
8 The district also allowed mixed-use development.

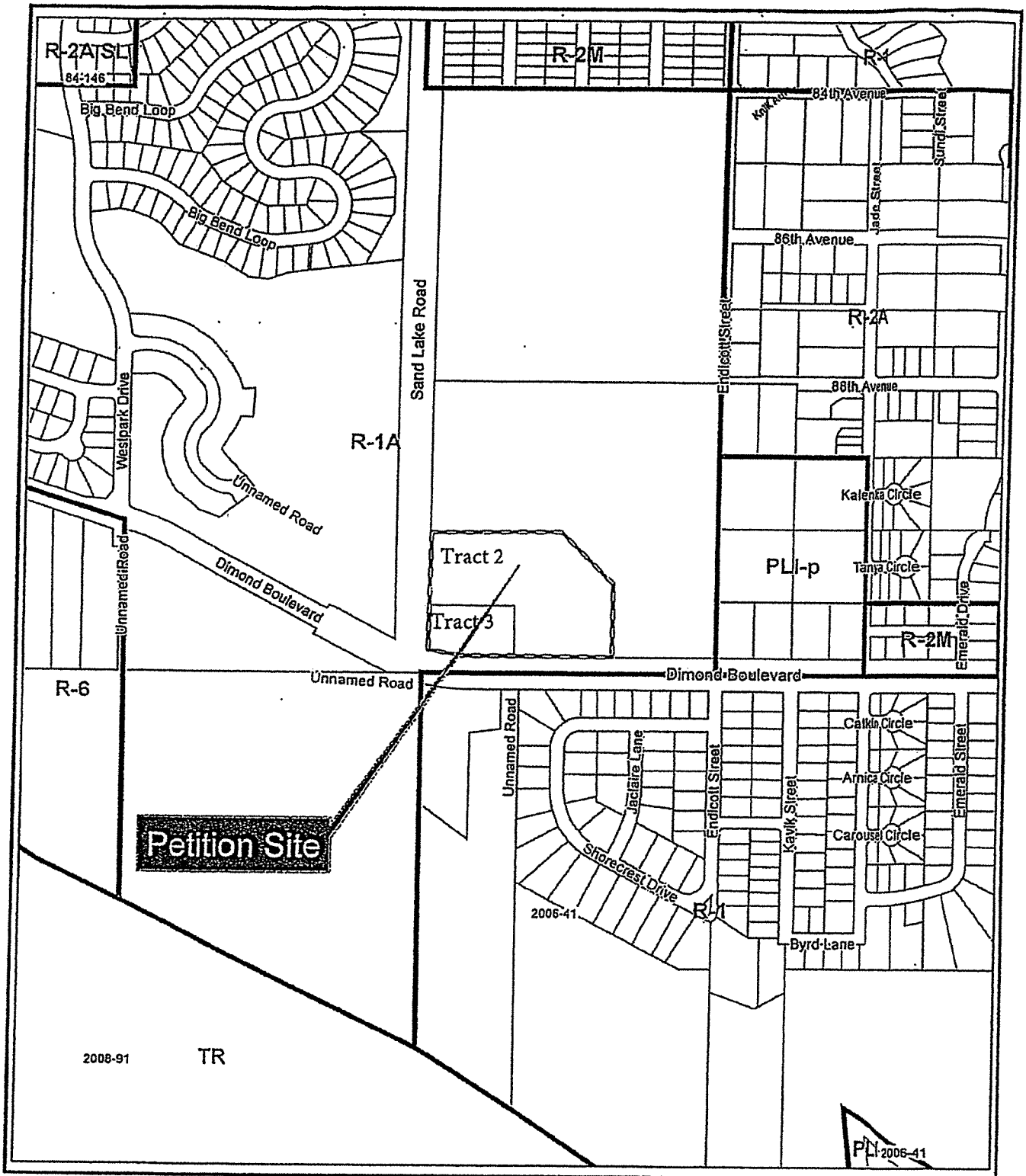
9
10 This ordinance has no private sector economic effects and local government effects
11 are less than \$30,000. Pursuant to AMC 2.30.053B.1., a summary of economic
12 effects is not required.

13
14 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

15
16 Prepared by: Francis McLaughlin, Senior Planner
17 Approved by: Michelle J. McNulty, Director, Planning Department
18 Concur: Christopher M. Schutte, Director
19 Office of Economic and Community Development
20 Concur: Rebecca A. Windt Pearson, Municipal Attorney
21 Concur: William D. Falsey, Municipal Manager
22 Respectfully submitted: Ethan A. Berkowitz, Mayor

23
24 Attachment: Planning Department Analysis Packet

2019-0118 EXHIBIT A



Municipality of Anchorage
Planning Department

Date: August 14, 2019



SAND LAKE RECLAMATION SITE CONDITIONAL USE AMENDMENT

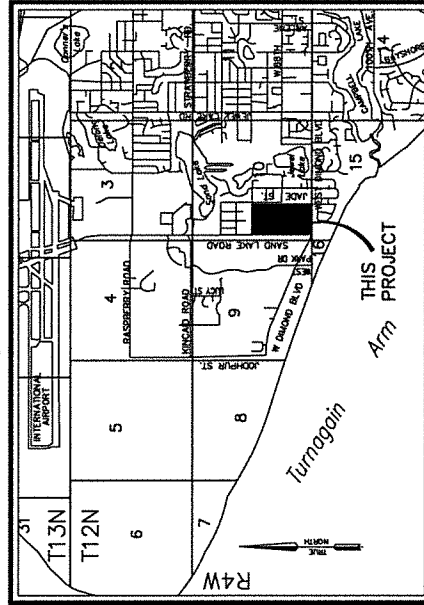
LANCASTER SUBDIVISION TRACT A POLEN PARK SUBDIVISION TRACTS 1-3

ENGINEERED BY:
 TRIAD ENGINEERING, LLC
 P.O. BOX 11989
 ANCHORAGE, AK 99511
 (907) 561-6537

SURVEYED BY:
 S4 GROUP, LLC
 124 E. 7TH AVENUE
 ANCHORAGE, AK 99501
 (907) 306-8104

OWNER:
 ANCHORAGE SAND
 & GRAVEL CO. INC.
 1040 O'MALLEY ROAD
 ANCHORAGE, AK 99516-3032
 (907) 348-6433
 CONTACT: RYAN MORMAN

JANUARY 2020



LOCATION MAP
 SCALE : 1 Inch = 1/2 Mile

DESCRIPTION	SHEET
TITLE SHEET	C1 of 8
GRADING PLAN	C2 of 8
TRACTS 2 & 3 STRUCTURAL FILL	C3 of 8
CROSS SECTION A-A	C4 of 8
CROSS SECTION B-B	C5 of 8
CROSS SECTION C-C	C6 of 8
CROSS SECTION D-D	C7 of 8
CROSS SECTION D-D CONT'D	C8 of 8

INDEX

	RECORD DRAWING 1. DATA PROVIDED This set of plans is hereby certified to be a true and correct copy of the original as submitted for construction.	DATE: _____ TRACED: _____ DATE: _____ 2. DATA TRANSFERRED BY: _____ COMPANY: _____	DATE: _____ TRACED: _____ DATE: _____ 3. DATA TRANSFERRED BY: _____ COMPANY: _____	LANCASTER SUB. TR 1-3 POLEN PARK SUB. TR 1-3 TITLE SHEET	SHEET C1 OF 8
--	---	---	---	--	------------------------

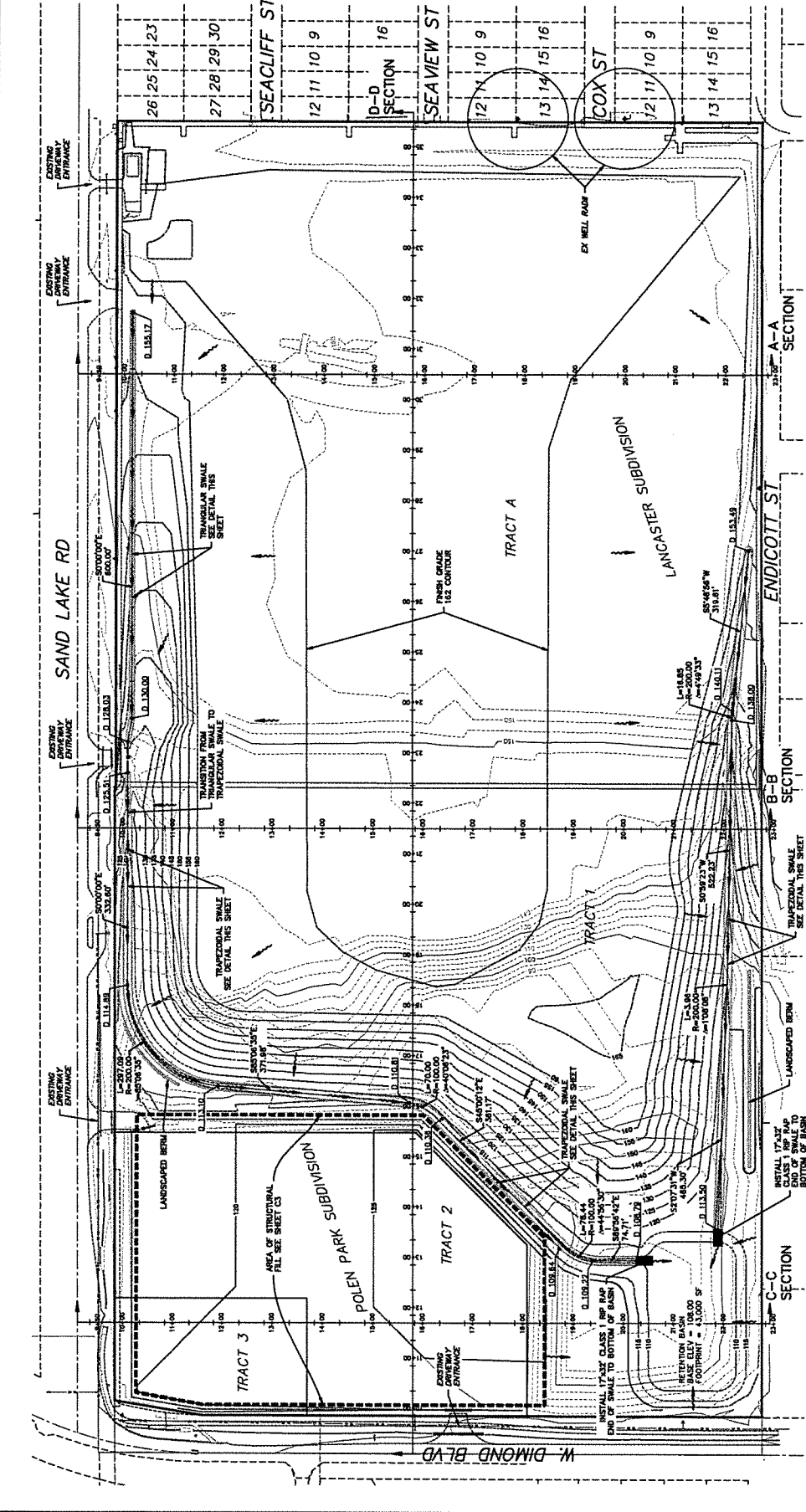


TRIAD ENGINEERING, L.C.
 P.O. BOX 1118
 1000 W. STATE ST.
 RALEIGH, NC 27601
 (919) 877-5411

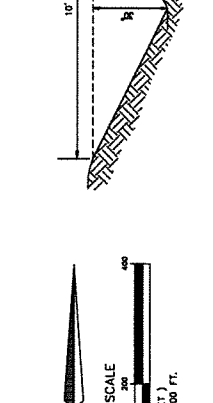
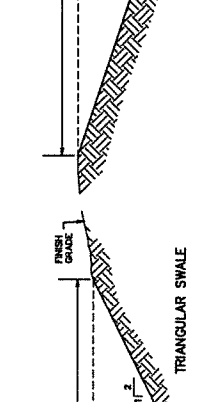
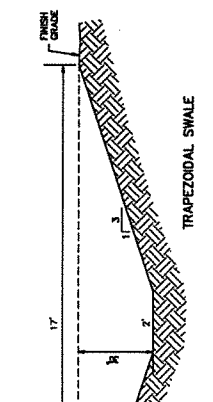
RECORD DRAWING
 1. DATA PROVIDED
 2. DATA TRANSFERRED
 3. DATA TRANSFERRED
 4. DATA TRANSFERRED
 5. DATA TRANSFERRED
 6. DATA TRANSFERRED
 7. DATA TRANSFERRED
 8. DATA TRANSFERRED
 9. DATA TRANSFERRED
 10. DATA TRANSFERRED
 11. DATA TRANSFERRED
 12. DATA TRANSFERRED
 13. DATA TRANSFERRED
 14. DATA TRANSFERRED
 15. DATA TRANSFERRED
 16. DATA TRANSFERRED
 17. DATA TRANSFERRED
 18. DATA TRANSFERRED
 19. DATA TRANSFERRED
 20. DATA TRANSFERRED
 21. DATA TRANSFERRED
 22. DATA TRANSFERRED
 23. DATA TRANSFERRED
 24. DATA TRANSFERRED
 25. DATA TRANSFERRED
 26. DATA TRANSFERRED
 27. DATA TRANSFERRED
 28. DATA TRANSFERRED
 29. DATA TRANSFERRED
 30. DATA TRANSFERRED
 31. DATA TRANSFERRED
 32. DATA TRANSFERRED
 33. DATA TRANSFERRED
 34. DATA TRANSFERRED
 35. DATA TRANSFERRED
 36. DATA TRANSFERRED
 37. DATA TRANSFERRED
 38. DATA TRANSFERRED
 39. DATA TRANSFERRED
 40. DATA TRANSFERRED
 41. DATA TRANSFERRED
 42. DATA TRANSFERRED
 43. DATA TRANSFERRED
 44. DATA TRANSFERRED
 45. DATA TRANSFERRED
 46. DATA TRANSFERRED
 47. DATA TRANSFERRED
 48. DATA TRANSFERRED
 49. DATA TRANSFERRED
 50. DATA TRANSFERRED
 51. DATA TRANSFERRED
 52. DATA TRANSFERRED
 53. DATA TRANSFERRED
 54. DATA TRANSFERRED
 55. DATA TRANSFERRED
 56. DATA TRANSFERRED
 57. DATA TRANSFERRED
 58. DATA TRANSFERRED
 59. DATA TRANSFERRED
 60. DATA TRANSFERRED
 61. DATA TRANSFERRED
 62. DATA TRANSFERRED
 63. DATA TRANSFERRED
 64. DATA TRANSFERRED
 65. DATA TRANSFERRED
 66. DATA TRANSFERRED
 67. DATA TRANSFERRED
 68. DATA TRANSFERRED
 69. DATA TRANSFERRED
 70. DATA TRANSFERRED
 71. DATA TRANSFERRED
 72. DATA TRANSFERRED
 73. DATA TRANSFERRED
 74. DATA TRANSFERRED
 75. DATA TRANSFERRED
 76. DATA TRANSFERRED
 77. DATA TRANSFERRED
 78. DATA TRANSFERRED
 79. DATA TRANSFERRED
 80. DATA TRANSFERRED
 81. DATA TRANSFERRED
 82. DATA TRANSFERRED
 83. DATA TRANSFERRED
 84. DATA TRANSFERRED
 85. DATA TRANSFERRED
 86. DATA TRANSFERRED
 87. DATA TRANSFERRED
 88. DATA TRANSFERRED
 89. DATA TRANSFERRED
 90. DATA TRANSFERRED
 91. DATA TRANSFERRED
 92. DATA TRANSFERRED
 93. DATA TRANSFERRED
 94. DATA TRANSFERRED
 95. DATA TRANSFERRED
 96. DATA TRANSFERRED
 97. DATA TRANSFERRED
 98. DATA TRANSFERRED
 99. DATA TRANSFERRED
 100. DATA TRANSFERRED

LANCASTER SUBD. TR. A
POLEN PARK SUB. TR. 1-3
GRADING PLAN

NO.	DATE	BY	CHKD.	REVISIONS
1	07/26/11	TR	TR	ISSUE FOR PERMIT
2	08/01/11	TR	TR	REVISED PER COMMENTS
3	08/15/11	TR	TR	REVISED PER COMMENTS
4	08/22/11	TR	TR	REVISED PER COMMENTS
5	09/01/11	TR	TR	REVISED PER COMMENTS
6	09/15/11	TR	TR	REVISED PER COMMENTS
7	09/22/11	TR	TR	REVISED PER COMMENTS
8	10/01/11	TR	TR	REVISED PER COMMENTS
9	10/15/11	TR	TR	REVISED PER COMMENTS
10	10/22/11	TR	TR	REVISED PER COMMENTS
11	11/01/11	TR	TR	REVISED PER COMMENTS
12	11/15/11	TR	TR	REVISED PER COMMENTS
13	11/22/11	TR	TR </tr	



- GRADING NOTES**
1. ALL DISTURBED AREAS TO BE STABILIZED WITH VEGETATION.
 2. ALL DISTURBED AREAS TO BE STABILIZED WITH VEGETATION SHALL BE MAINTAINED TO THE SITE BOUNDARY LINE WITH A MINIMUM OF ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 10 FEET TO THE ADJACENT PROPERTY.
 3. ALL DISTURBED AREAS TO BE STABILIZED WITH VEGETATION SHALL BE MAINTAINED TO THE SITE BOUNDARY LINE WITH A MINIMUM OF ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 10 FEET TO THE ADJACENT PROPERTY.
 4. ALL DISTURBED AREAS TO BE STABILIZED WITH VEGETATION SHALL BE MAINTAINED TO THE SITE BOUNDARY LINE WITH A MINIMUM OF ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 10 FEET TO THE ADJACENT PROPERTY.
 5. ALL DISTURBED AREAS TO BE STABILIZED WITH VEGETATION SHALL BE MAINTAINED TO THE SITE BOUNDARY LINE WITH A MINIMUM OF ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 10 FEET TO THE ADJACENT PROPERTY.
 6. ALL DISTURBED AREAS TO BE STABILIZED WITH VEGETATION SHALL BE MAINTAINED TO THE SITE BOUNDARY LINE WITH A MINIMUM OF ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 10 FEET TO THE ADJACENT PROPERTY.
 7. ALL DISTURBED AREAS TO BE STABILIZED WITH VEGETATION SHALL BE MAINTAINED TO THE SITE BOUNDARY LINE WITH A MINIMUM OF ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 10 FEET TO THE ADJACENT PROPERTY.
 8. ALL DISTURBED AREAS TO BE STABILIZED WITH VEGETATION SHALL BE MAINTAINED TO THE SITE BOUNDARY LINE WITH A MINIMUM OF ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 10 FEET TO THE ADJACENT PROPERTY.
 9. ALL DISTURBED AREAS TO BE STABILIZED WITH VEGETATION SHALL BE MAINTAINED TO THE SITE BOUNDARY LINE WITH A MINIMUM OF ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 10 FEET TO THE ADJACENT PROPERTY.
 10. ALL DISTURBED AREAS TO BE STABILIZED WITH VEGETATION SHALL BE MAINTAINED TO THE SITE BOUNDARY LINE WITH A MINIMUM OF ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 10 FEET TO THE ADJACENT PROPERTY.



SWALE DETAILS
 SCALE: 1/2" = 1'

GRAPHIC SCALE
 (IN FEET)
 1 INCH = 100 FT.



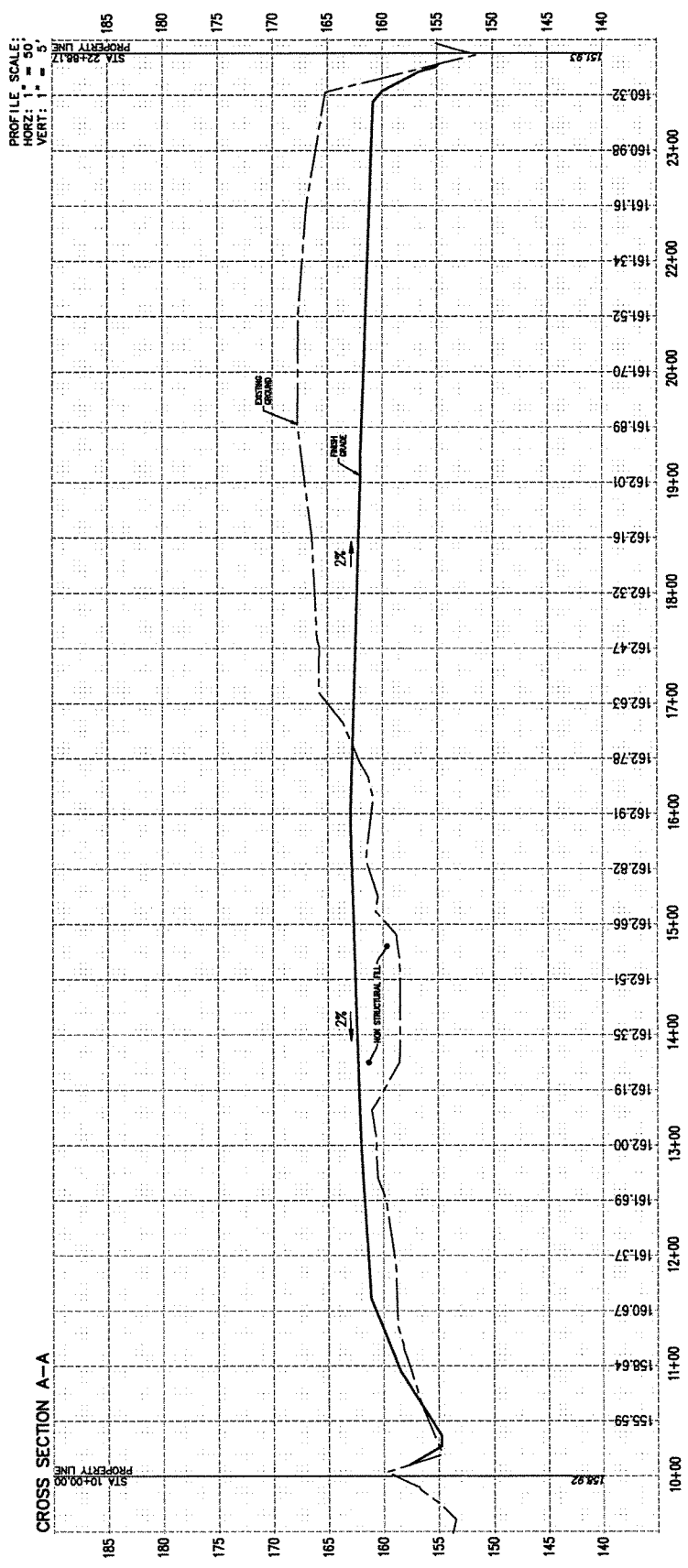
TRAD
ENGINEERING, LLC
 4338-146 (Cell)
 410-381-8211
 11111
 224
 1182811
 224
 1182811

RECORD DRAWING
 1. DATA PROVIDED
 This drawing was prepared by the Engineer based on the data provided by the contractor. The Engineer does not warrant the accuracy of the data provided. The contractor is responsible for the accuracy of the data provided.
 2. DATA TRANSFERRED
 DATE: _____
 BY: _____
 3. DATA OBTAINED
 DATE: _____
 BY: _____
 4. DATA OBTAINED
 DATE: _____
 BY: _____

CROSS SECTION A-A
LANCASTER SUB. TR A
POLEN PARK SUB. TR 1-3

NO.	DATE	REVISIONS

SHEET **C4** OF **8**



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-029

A RESOLUTION APPROVING A MODIFICATION TO A NATURAL RESOURCE EXTRACTION CONDITIONAL USE TO END A SEVEN YEAR ABEYANCE AND AMEND THE SITE PLAN, IN THE R-1A (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR LANCASTER SUBDIVISION, TRACT A, AND T12N, R4W, SECTION 10, SW ¼, SW ¼, PARCEL 21, S.M., AK; GENERALLY LOCATED ON THE NORTHEAST CORNER OF SAND LAKE ROAD AND DIMOND BOULEVARD.

(Case 2014-056; Parcel ID Nos. 001-162-42 and 011-201-30)

WHEREAS, a request was received from Anchorage Sand and Gravel, petitioner, and DOWL HKM, representative, for a modification to a natural resource extraction conditional use to end the seven year abeyance and amend the site plan, in the R-1A (single family residential) district for Lancaster Subdivision, Tract A, and T12N, R4W, Section 10, SW ¼, SW ¼, Parcel 21, S.M., AK; generally located on the northeast corner of Sand Lake Road and Dimond Boulevard; and

WHEREAS, a non-public hearing was held in front of the Planning and Zoning Commission on June 2, 2014.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The site is located at 8501 Sand Lake Road, and is a part of the 80-acre former gravel pit known as the Anchorage Sand and Gravel (AS&G) pit and Sand Lake Fill Site. It is a former natural resource extraction site which is undergoing reclamation for future open space.
 2. The request meets the general standards for conditional use approval (AMC 21.50.020) and the standards for natural resource extraction approval (AMC 21.50.070). This case was reviewed in accordance with AMC 21.13.030G., *Approval of site plans and conditional uses - Modification of final approval.*
- B. The Commission APPROVES the modification to a conditional use, subject to the following conditions:
1. Provide a grading and drainage plan to Private Development and a sediment and erosion control plan to Watershed Management Services.
 2. Prior to using the Phase II driveway, obtain a driveway permit from DOT&PF for the new driveway location.
 3. Resolve traffic impact issues with DOT&PF.

4. Add a label identifying the paved drive between the cattle guard containment and Sand Lake Road.
5. All documents submitted with this application are part of the conditions of approval.
6. This conditional use approval allows a natural resource extraction for the AS&G site on Lancaster Subdivision, Tract A and T12N, R4W, Section 10, SW ¼, SW ¼, Parcel 21, AK, zoned R-1A (single-family residential district), to deposit 2.5 million CY of mixed fill. The site will then be graded and leveled for use of outdoor recreation area, subject to the applicable provisions of the AMC 21.55.090.
7. This resolution incorporates prior conditions of approval for the northern portion of the petition area (under separate conditional use) which are still in effect and continue to govern the restoration operations of the natural resource extraction site in its entirety and supersedes the following resolutions: 28-75F dated 9/19/83; 28-75G dated 2/21/85; 28-75H dated 5/11/87; 28-075I dated 10/24/88; 75-028J dated 9/24/90; 21-78 dated 3/16/78; 21-78A dated 6/26/78; 25-78 dated 3/23/78; 25-78A dated 7/24/78; 78-025H dated 5/11/87; 16-83 dated 3/15/83; 95-019 dated 3/6/95; and 95-019A dated 11/6/95. Resolution 2000-034, dated 5/8/00, contained no additional conditions of approval. These incorporated conditions are as worded in resolution 95-019A (a resolution consolidating all prior approvals). These incorporated conditions are as worded in resolutions 2005-073 and 2005-074. These conditions are still in effect, except as modified by this approval):
 - a. This approval combines amortization permits P78-18 (Tract A, Lancaster Subdivision formerly known as the Anchorage Sand and Gravel pit), P78-42 (SW 1/4, SW 1/4, Section 10, T12N, R4W, S.M., Alaska formerly known as the Richard Evenson property) and CU 83-022-3 (the 80 acre tract including Tract A, Lancaster Subdivision and SW 1/4, SW 1/4, Section T12N, R4W, S.M., Alaska). This approval is based on AMC 21.55.090, Resolution 16-83 and the Sand Lake Redevelopment Plan as adopted March 15, 1983. (Amended from Resolution 28-75F.)
 - b. At the end of the fill operation, a close out inspection of the property with representatives of Private Development and Planning shall be conducted to evaluate the final restoration and compliance with the reclamation plan.

- c. Operational hours shall be limited to 7:00 a.m. to 6:00 p.m. on Monday through Saturday. No operations will be permitted on Sundays or legal holidays. (Adopted from Resolution 28-75F.)
- d. Dust mitigation plans on public roadways and on the roadways within the site shall be submitted and approved by the Department of Health and Environmental Protection and the Municipal Planning Department as well as the methods to control spillage and clean up of the public roads shall be submitted to ensure that the tracking of peat on the Sand Lake Road shall be contained. (Adopted from Resolution 28-75F.)
- e. Stop signs shall be erected at all access points of the site, as approved in final site plans. These signs shall be maintained for the life of the restoration operations. (Amended from Resolution 25-78A.)
- f. There shall be no access to Dimond Boulevard from the petition site. (amended from Resolution 25-78A.)
- g. Effective access barriers shall be erected across any approved access to the site, as specified in final site plan approval, during any and all periods of pit closures. These barriers shall be maintained to prevent casual access into the pits. (adopted from Resolutions 21-78A and 25-78A.)
- h. All on-site equipment shall be muffled and use white noise alarms or motion detectors for backing up.
- i. Portable restrooms shall be maintained on-site during any periods of pit operations for employee use. Such restrooms shall be maintained in a sanitary condition at all times. (adopted from Resolutions 21-78A and 25-78A.)
- j. Annually an inspection report prepared by an Alaskan registered and professional engineer will identify the location and extent of the backfill as it relates to the fill being placed, and as it relates to the approved fill document. This report is to be submitted by December 31 of each year to the Planning Division for compliance to these conditions of approval. (adopted from Resolution 28-75F.)
- k. The petitioner shall provide log books with dates, time and material dumped, to be available upon request of the Community Development Department. (adopted from Resolution 78-025H.)

1. Upon determination by Zoning Enforcement that a major violation of the conditions of approval is ongoing, by the filling of this property with other than structure soils and concrete (as permitted under Resolutions 78-025H and 28-075I), the use shall be suspended until the major violation has been corrected. (adopted from Resolutions 28-75F, 78-025H and 28-075I.)

- m. A staging map shall be submitted within 30 days of approval of the northern 35 acres to depict the staging of the fill for approval by the Community Development Department. As each stage, not to exceed 100 foot in width, is completed, it shall be stabilized and seeded with materials as approved by the Planning Staff within one six week growing season or on or before June 1 of the following year, whichever is earlier, to reduce air pollution and erosion. (Resolution 28-75F.)

- n. Clearly identified permanent control survey monuments shall be provided to Zoning Enforcement. The control survey monuments shall identify the maximum area of fill as depicted on Exhibit D1 and also establish the elevation so Zoning Enforcement will have the ability to substantiate the control filling. (adopted from Resolution 28-75F.)

- o. A performance bond in the amount of \$100,000 shall be provided to the Community Development Department within 30 days of approval to guarantee the implementation of the proposed restoration and preparation for redevelopment. The bond may be in any form found acceptable to staff including deeds of trusts and irrevocable letters of credit. (adopted from Resolution 28-75F.)

- p. The operation of the reclamation site shall include the following: (adopted from Resolution 95-019):
 - 1) On-site personnel shall be formally trained on all aspects of the operation of the reclamation site.

 - 2) The telephone number of Anchorage Sand & Gravel shall be placed on the side of the on-site operations building. The sign shall be of sufficient size to be visible from the adjacent roadway and the view of the sign shall be unobstructed by equipment, machinery, vegetation and the like.

 - 3) On-site personnel shall have total authority to direct road clean-up and maintenance operations as needed. On-site

personnel shall have the authority to call a sweeper, water truck and motor grader, as necessary, to respond to specific site conditions or complaints.

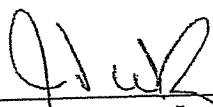
- 4) Circulation roads within the pit shall be maintained to minimize materials carried onto Sand Lake Road and Dimond Boulevard.
- 5) Anchorage Sand and Gravel shall identify contact people to respond to public inquiries. Currently, Wes VanderMartin, General Manager, AS&G, and Ryan Morman, Pit Operations Manager, AS&G can be reached at 349-3333. The home telephone numbers of the contact people shall be provided to the Chairman of the Sand Lake Community Council. The Community Council chairman and Land Use Enforcement shall be notified of any change in the AS&G contact personnel or business telephone number(s). The Community Council chairman shall be notified of any change in the home telephone numbers of AS&G contact personnel.
- q. The terms and conditions of this amortization permit shall be binding on the petitioner, his heirs, assigns, transferees, and other successors in interest and if violated shall subject the persons responsible for such violation to all penalties and remedies as provided by law. This resolution shall be recorded. (adopted from Resolutions 21-78A and 25-78A).
8. This conditional use approval is valid until May 5, 2024.
9. Future time extension requests shall require a nonpublic hearing review.
10. The list of acceptable fill materials is as follows: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, or construction site clean-up.
11. The operation plan must address and include methods to prevent spontaneous combustion of materials on-site.
12. No gravel shall be removed from the site.
13. Submit a plan to Watershed Management Services and Planning for review and approval that addresses, but is not limited to, monitoring

protocol and monitoring well(s) to screen for contaminants and a method for third party review and reporting of results.

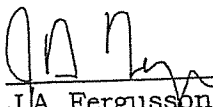
14. This approval includes a modification to the site plan, in accordance with the following plans:
 - a. Anchorage Sand and Gravel, Natural Resource Extraction Site, Grading/Drainage Plan; Figure 4; scale 1" = 200'; dated 2009-11-11; Drawn by DOWL HKM.
 - b. Sand Lake Fill Site CUP Amendment Operations Plan, Figure 3, drawn by DOWL HKM, dated 2014-3-10, scale 1" = 200'.
 - c. Anchorage Sand and Gravel, Natural Resource Extraction Site, Reclamation Plan; Figure 5; no scale; dated 2009-11-10; drawn by DOWL HKM.
15. A notice of zoning action shall be filed with the State Recorder's Office, along with a copy of the approved resolution and site plan. Proof of such shall be provided to the Planning Department.
16. The petitioner shall contract with a third party to evaluate methods and processes and how AS&G manages its site, the way AS&G processes and accepts materials, and the types of materials that are accepted. The petitioner shall, within 60 days, resolve with the Planning Department a process for reporting and memorializing the results of these third party reviews.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 2nd day of June, 2014.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 14th day of July, 2014. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to the Anchorage Municipal Code 21.30.030.



Jerry T. Weaver, Jr.
Secretary



J.A. Fergusson
Chair

(Case 2014-056; Parcel ID Nos. 001-162-42 and 011-201-30)

CONDITIONAL USE PERMIT MINOR AMENDMENT APPLICATION
FOR NATURAL RESOURCE EXTRACTION
Anchorage Sand & Gravel – Sand Lake Fill Site

INTRODUCTION

Anchorage Sand & Gravel (AS&G) is proposing to amend an existing Conditional Use Permit (CUP) (Appendix A - Resolution 2010-005). In 2010, Anchorage Sand and Gravel (AS&G), requested to place their Conditional Use Permit (CUP) for the Sand Lake Fill Site in abeyance for ten years. This request was necessary so AS&G could concentrate their fill efforts on the Lucy Pit Fill Site located less than a mile away. The Lucy Pit Fill Site is now one to two construction seasons from completion and it is apparent that AS&G needs to request an amendment to their CUP to reopen the Sand Lake Fill Site during this period of transition. AS&G is requesting use of their Sand Lake Fill Site on a secondary basis during the next one to two construction seasons, so that as the Lucy Pit Fill Site moves towards final grade, associated with their approved grading plan, the flat working platform area will get smaller and smaller. As equipment continues to push the stockpiled material into final grade the working platform for trucks to dispose of fill and maneuver will be unavailable. Opening the Sand Lake Fill Site allows disposal of fill to continue without interruption, meeting contractor's needs and allows the Lucy Pit Fill Site to seamlessly move toward final reclamation. Once the Lucy Pit Fill Site is complete, AS&G will operate only at the Sand Lake Fill Site. The Sand Lake Fill Site will operate under the conditions of approval under Resolution 2010-005. The Sand Lake Fill Site will be accessed through a new driveway (to be permitted through a State of Alaska Department of Transportation and Public Facilities [DOT&PF] driveway permit) located approximately 900 feet south of the existing driveway off of Sand Lake Road. The water tank will remain in its current location, the scale house will be moved to a new location (in-line with the new driveway location), two "cattle guard" containment areas will be located on either side of the new leased wheel wash system, and the area will be paved. Once the Lucy Pit Fill Site is complete, the Lucy Pit wheel wash system will replace the leased system at the Sand Lake Fill Site.

LOCATION

The properties proposed for inclusion in the CUP application are Parcel 011-162-42 and 011-201-30 and contains approximately 79 acres. The parcels are legally known as Tract A,

Lancaster Subdivision and T12N R4W Section 10 SW4SW4, Parcel 21 and are commonly referred to as the Sand Lake Fill Site. The Sand Lake Fill Site is located within the SW ¼ of Section 10, T12N, R4W, Seward Meridian, State of Alaska (Figure 1 – Site Vicinity Map).

BACKGROUND

Since the early 1950's, extensive natural resource extraction has occurred in the Sand Lake area. The gravel extracted was much needed for construction of roads, runways, and buildings for the Anchorage International Airport, local road and building development, and then reconstruction after the 1964 earthquake. Most of the area's gravel pits are no longer in operation and have been closed out; however, they continue to exist as open pits. Consequently, the Sand Lake area has been left with un-stabilized steep slopes, a loss of native trees and vegetation, a loss of wildlife habitat and migration barriers, and visual blight. These open pits are a potential hazard to the health, safety and welfare of the local community, and make the construction of roads, trails, utilities, and homes nearly impossible.

The Sand Lake Fill Site is a gravel pit that was previously being filled with peat, gravel, silt, clay, and concrete remnants related to demolition, concrete testing, or construction site clean-up, and the like. Upon final reclamation, the site will allow for the creation of functional open space which could include open fields, athletic fields, community gardens, commercial nurseries, and the like. The fill operation at the site is operated by AS&G, and is located less than a mile to the northwest from the Lucy Pit Fill Site.

In December 2008, the MOA received authorization, through an Assembly action, to acquire Tracts 9A and 10, Westpark School Addition Subdivision, adjacent to the south boundary of the Lucy Pit Fill Site. The purpose of the acquisition was for the Anchorage School District (ASD) to use these sites for future elementary and middle school developments. Subsequently, AS&G entered into a Fill Agreement with the MOA, via a license agreement to place fill that White Raven, Inc. received as part of the sale price for the middle school site. This agreement gives AS&G exclusive fill rights to fill the Lucy Pit, so that the site may be brought to grade and be used as a future MOA park site. In 2010, the plan was approved by the Parks and Recreation Commission and AS&G obtained a CUP for natural resource extraction at the Lucy Pit to conduct fill operations and is now one to two seasons away from being reclaimed.

The purpose of reopening the CUP at the Sand Lake Fill Site is so that while AS&G is finalizing the grading and reclamation at the Lucy Pit Fill site the Sand Lake Fill Site can continue to accept fill, without interrupting construction projects. It is important to note that while both the Lucy Pit Fill Site and the Sand Lake Fill Site are open for the first two construction seasons that the total truck trips will remain the same. Once the Lucy Pit has been brought to the proposed grade, full operations will resume at the Sand Lake Fill Site (Figure 2 – Proximity Map).

EXISTING SITE CONDITIONS

Topography

The site generally slopes from the northeast corner of the site (at an elevation of 163 feet) to the south, intercepting a small ridge which is within the existing pit. From this ridge the site generally slopes to the south, culminating into an on-site sedimentation pond.

Seismic/Mass Wasting Considerations

The site is located in an area with moderately-low, seismically-induced ground failure. In considering development decisions, extra precautions may be appropriate for those areas identified as moderately susceptible to ground failure.

Mass wasting refers to the movement of large quantities of earth under gravitational force. Examples of mass wasting include landslides, avalanches, coastal flooding and erosion, and tsunami hazards. The entire site has been identified as having a low to moderate ground failure susceptibility.

Vegetation

Vegetation offers many advantages to a property including, windbreaks, shade, air pollution reduction, noise mitigation, water conservation, and screening. The majority of the existing site is unvegetated. The areas not affected by natural resource extraction contain vegetation consisting of alders and birch. Areas that have reached final grade have been seeded with an appropriate grass mix.

Wetlands

There are no wetlands identified on this site.

Drainage

The existing site conditions demonstrate that the site is graded in a manner that infiltrates stormwater on-site without contributing to off-site runoff.

Existing Infrastructure

The site is currently accessed by Sand Lake Road. Since the site is currently undeveloped, there are no existing roads or utilities within the project area. AWWU recently completed a water transmission line along the north boundary, including a pump station to provide appropriate water pressures.

STATEMENT OF PLANNING OBJECTIVES

Specific activities associated with the proposed project are described below.

DESCRIPTION OF OPERATIONS

Access.

This site will be accessed by a new controlled access drive off of Sand Lake Road, which will be either a locked gate or a chained closure. The existing access will be gated/closed (Figure 3-Operations Plan). Only AS&G personnel or contractors involved in fill operations will access the site. During fill operation periods, there will be an average of 250 one-way project-related trips per day. No pedestrians are allowed access to the site, except for those workers engaged in fill operations.

Clearing and Grubbing.

Most of the fill area has been cleared and grubbed due to prior natural resource extraction activities on the site.

Stripping.

The fill area has previously been stripped due to prior natural resource extraction activities on the site. No additional stripping is anticipated with this request.

Grading and Drainage.

The site will be graded as previously approved so that there is a high point running north and south along the site that gently slopes to the east and to the west (Figure 4 – Grading/Drainage

Plan). This will allow for water to sheet drain into on-site swales which will direct the stormwater runoff into an on-site sedimentation pond.

Fill Operations.

AS&G will continue to follow the existing fill procedures for their current operation. Allowed materials will not change from the previously approved CUP. These allowed materials include peat, clay, silty soils, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, or construction site clean-up.

Materials not accepted are to include asphalt, hazardous or contaminated materials, grass clippings, trash/garbage, building materials, lumber, pallets, and the like.

Processing.

No processing of material will occur on site, unless related to the approved reclamation plan.

Equipment Maintenance.

AS&G will continue to maintain a zero-leak policy on the site. All routine lubrication and fueling of equipment will be located on the site with appropriate controls in place. Major maintenance of equipment will be performed off-site.

Shipping.

Fill material will continue to be brought on the site with end dumps, semi-end dumps, side dumps, and end dumps with pup trailers. No material shall be delivered with belly dumps. During fill operation periods, there will be an average of 250 one-way project-related trips per day. It is important to note that opening of both fill sites will not result in double the truck trucks, but rather truck trips will be diverted from one fill site to the other. The total net number of truck trips for both fill sites will average 250 one-way project-related trips per day.

Reclamation

The overall site will be graded as previously approved to accommodate several potential end uses (Figure 5 -Reclamation Plan & Figure 6 – Reclamation 3-D View). Once an area of the pit is filled to the desired grade, it will be reclaimed. Reclamation will include seeding with an

erosion control seed mix. Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses, such as open fields, athletic fields, community gardens, commercial nurseries, and the like. The only habitable structural development on the property may be on an approximately 5-acre portion of the southwest corner of the site. This five-acre portion has not been affected by natural resource extraction and is not included in this CUP request.

Development Schedule with Phases and Dates

We request that the CUP for the Sand Lake Pit Fill Site resume in spring 2014. The Sand Lake Pit Fill Site operation will be secondary to the Lucy Pit Fill Site for one to two construction seasons while the Lucy Pit Fill Site is finalized. AS&G requests that the full operation of the Sand Lake Fill Site then continue until 2024.

If the amount of fill being brought onto the site is decreased in some years, then the petitioner may require a time extension beyond the 10 years currently requested. As has occurred in the past, the time extension period recommended by the Planning Department continues to be 5 year extensions, to be approved by the Planning and Zoning Commission through a non-public hearing review.

Operations would continue to typically occur between early April and late October. Hours of operation at the site will be from 7:00 a.m. to 6:00 p.m., Monday through Saturday. Operations are not permitted on Sundays or legal holidays.

Intent of Final Ownership

The site is owned by AS&G and they are expected to retain ownership at the end of this CUP permit.

AMC 21.50.020 GENERAL STANDARDS FOR CONDITIONAL USE APPROVAL

The authority hearing a conditional use application may approve the application only if it finds that the conditional use:

- A. Furthers the goals and policies of the applicable Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by AMC 21.05.**

Anchorage Sand and Gravel
Sand Lake Fill Site – Conditional Use Permit Amendment Application

This proposed short-term fill use is necessary to fulfill the long-term use of the site as functional open space. The proposed development under this CUP is consistent with the Anchorage Bowl Comprehensive 2020 Plan (ABC 2020 Plan) and with other municipal planning standards. Development of the CUP area is intended to provide open space and recreational opportunities for the Sand Lake area.

The proposed development fulfills policy numbers 6, 7, 63, and 86 in the ABC 2020 Plan as described below.

Policy 6 states that areas designated for specific uses on the Zoning Map shall be protected from encroachment by incompatible land uses.

Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses including open fields, athletic fields, community gardens, commercial nurseries and the like. The only habitable structural development on the property may be on an approximately 5-acre portion of the southwest corner of the site (not included in this CUP). The short-term fill operation is necessary for the final use of the site, which is compatible with the surrounding land uses and therefore fulfills this policy.

Policy 7 states that incompatible uses adjoining one another should be avoided. The proposed long term development intends to provide open space and recreational opportunities which would serve and be compatible with the surrounding residential lands.

Policy 63 encourages public/private collaboration methods for natural open space protection. Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses including open fields, athletic fields, community gardens, commercial nurseries and the like. The short term fill operation is necessary for the final use of the site, which may provide up to 75 acres of open space and therefore fulfills this policy.

Policy 86 encourages public/private collaboration for acquisition, development, and maintenance of recreational spaces, parks, sports fields, public use facilities, and trails. Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses including open fields, athletic fields, community gardens, commercial nurseries and the like. The short term fill operation is necessary for the final use of the site, which may provide up to 75

acres of open space that may accommodate recreational spaces, parks, sports fields, and public use facilities and therefore fulfills this policy.

B. Conforms to the specific standards for natural resource extraction in this title and regulations promulgated under this title.

This site is currently zoned R-1A. The R-1A district is intended as urban and suburban single-family residential areas with low population densities. Structures and uses required to serve governmental, educational, religious, non-commercial, recreational, and other needs of such areas are permissible as conditional uses, subject to restrictions intended to preserve and protect the residential character. Natural resource extraction is a conditional use subject to conditional use standards in this district. A discussion of conformance with the standards of approval specific to natural resource extraction operations is discussed below under AMC 21.50.070.

The areas where fill is placed are not appropriate for residential housing. This has been the established direction since the first CUP for this site.

C. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

Land uses surrounding the site are residential. The land to the south and west is zoned R-1 (Single-family Residential), land to the north is zoned R-2M (Multiple-family Residential), land to the northeast is zoned R-2A (Two-family Residential), and land to the southeast is PLI (Public Lands and Institutions).

The MOA Draft Approved Land Use Plan Map (Draft Approved in Concept by the Planning and Zoning Commission on June 28, 2006) identifies the northern portion of the site as Other Areas that function as Park and Natural Resource and the southern portion as low intensity residential. Lands to the north, south, east, and west are identified as low-intensity residential. Adjacent to a portion of the southeast of the site is Jade Park, which is designated as Park and Natural Resources.

Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses at the site, such as open fields, athletic fields, community gardens, commercial nurseries, and the like. The only habitable structural development on the property may be on an approximately 5-acre portion of the southwest corner of the site, which is not

included in this CUP. The open space, recreational, and/or low-intensity uses would be compatible with the surrounding residential lands, which is a compatible use.

Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development.

1. Pedestrian and vehicular traffic circulation and safety.

The site will not have any adverse affect on pedestrian and vehicular traffic circulation and safety. This site will be accessed by a new gated access drive off of Sand Lake Road. Only AS&G personnel or contractors involved in fill operations will access the site. During fill operation periods, there will be an average of 250 one-way project-related trips per day. No pedestrians are allowed access to the site, except for those workers engaged in fill operations.

2. The demand for and availability of public services and facilities.

The site will not require any new public services or facilities.

3. Noise, air, water or other forms of environmental pollution.

Best management practices will be implemented to reduce the potential for dust. On-site access drives will be watered as necessary to limit dust from truck traffic. A watering truck, motor grader, and sweeper will be available at the site or on an immediate-response basis as ordered by the on-site AS&G employee located on-site during all operation hours. In addition, AS&G will use their truck wheel wash to clean trucks prior to leaving the site, as necessary.

This use is subject to AMC 15.70, Noise Ordinance. Hours of operation have been limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday. No fill activities are permitted on Sundays and legal holidays.

4. The maintenance of compatible and efficient development patterns and land use intensities.

The proposed fill site is an area that has historically been used for natural resource extraction. Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses, such as open fields, athletic fields,

community gardens, commercial nurseries, and the like. The only habitable structural development on the property may be on an approximately 5-acre portion of the southwest corner of the site that has not been used for natural resource extraction and is not covered under this CUP. The short-term fill operation is necessary for the desired final use of the site, which is compatible with the surrounding land uses.

AMC 21.50.070 CONDITIONAL USE STANDARDS FOR NATURAL RESOURCE EXTRACTION

- 1. Principal access to the site shall minimize use of residential streets and access roads shall be treated to be dust free. Suitable traffic controls shall be established where access roads intersect arterials.**

The site will be accessed by a new gated access drive off of Sand Lake Road. Only AS&G personnel or contractors involved in fill operations will access the site. During fill operation periods, there will be an average of 250 one-way project-related trips per day. No pedestrians are allowed access to the site, except for those workers engaged in fill operations.

On-site access drives will be watered as necessary to limit dust from truck traffic. A watering truck, motor grader, and sweeper will be available at the site or on an immediate-response basis as ordered by the AS&G employee located on-site during all operation hours.

- 2. Extraction operations will not pose a hazard to the public health and safety.**

The proposed project will not pose a hazard to public health and safety. The site will be secured and only AS&G crews and contractors will have access to the fill area. Air emissions from the sites will be minimized to the extent possible and are not expected to pose a hazard to public health and safety. Re-seeding of non-active areas will be undertaken as appropriate for dust mitigation and slope stabilization.

This use is subject to AMC 15.70, Noise Ordinance. Hours of operation have been limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday. No fill activities are permitted on Sundays and legal holidays.

Contractors delivering fill to the site will be required to sign a fill site agreement and are subject to maintaining AS&G disposal standards (Appendix B – AS&G Fill Procedures).

3. The extraction operations will not generate noise, dust, surface water runoff, or traffic that will unduly interfere with surrounding land uses.

Best management practices will be implemented to reduce the potential for dust. On-site access drives will be watered as necessary to limit dust from truck traffic. A watering truck, motor grader, and sweeper will be available at the site or on an immediate-response basis as ordered by the on-site AS&G employee located on-site during all operation hours. In addition, AS&G will use their truck wheel wash to clean trucks prior to leaving the site, as necessary.

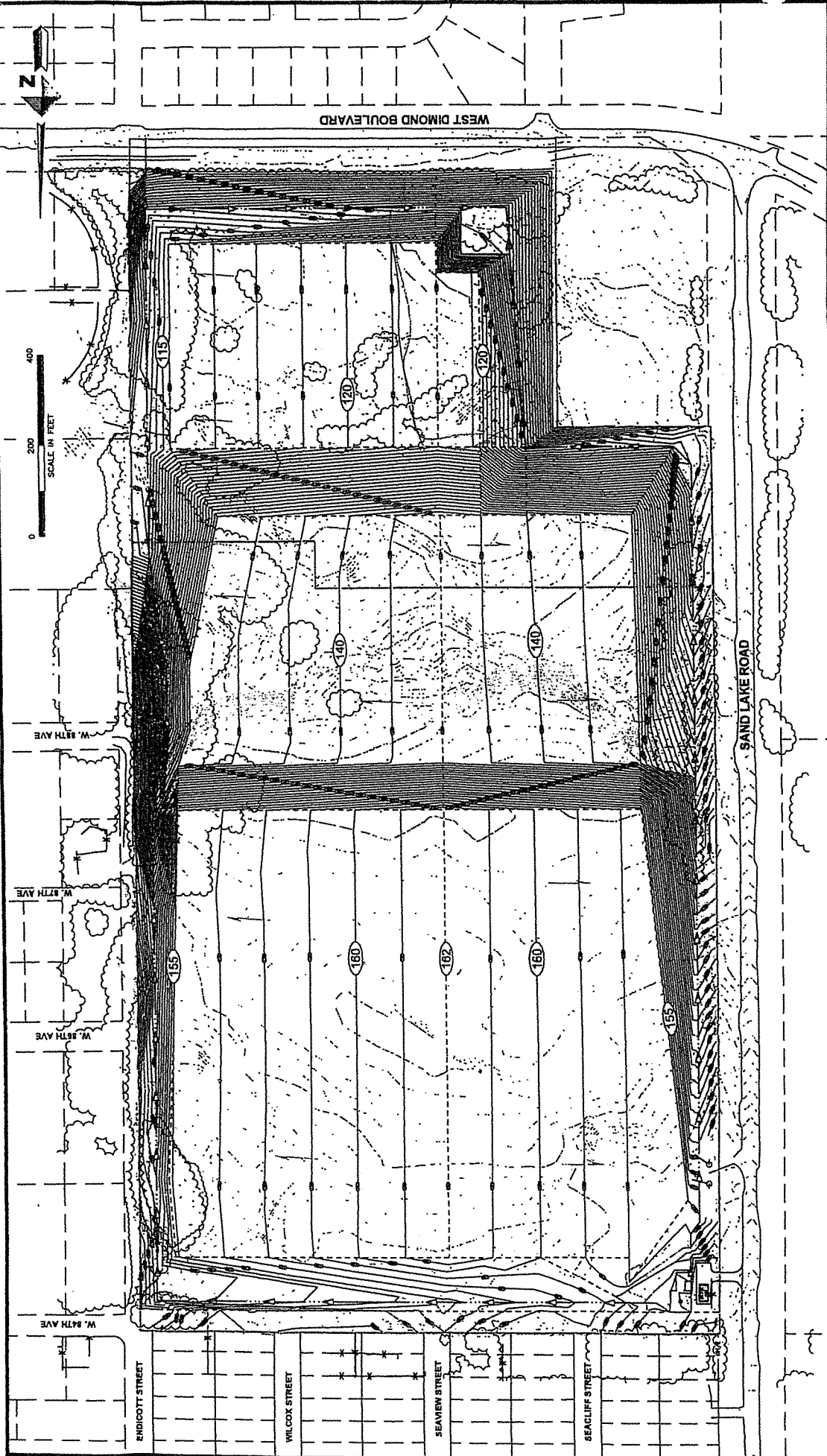
This use is subject to AMC 15.70, Noise Ordinance. Hours of operation have been limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday. No fill activities are permitted on Sundays and legal holidays.

This site will be accessed by a gated access drive off of Sand Lake Road. Only AS&G personnel or contractors involved in fill operations will access the site. During fill operation periods, there will be an average of 250 one-way project-related trips per day, No pedestrians are allowed access to the site, except for those workers engaged in fill operations.

4. The restoration plan for the site ensures that, after extraction operations cease, the site will be left in a safe, stable, and aesthetically acceptable condition.

After fill operations are completed, the overall site will be graded to accommodate several potential end uses. Once an area of the pit is filled to the desired grade, it will be reclaimed. Areas will be seeded with an erosion control seed mix. Upon completion of the fill and contour work, the overall site will be graded to accommodate several potential end uses at the site such as open space, open fields, athletic fields, community gardens, commercial nurseries and the like. The only habitable structural development on the property may be on an approximately 5-acre portion of the southwest corner of the site. This area has not been affected by natural resource extraction and is not covered under this CUP. The small corner may be appropriate for a small neighborhood service/commercial/mixed use center to support the growing community in this area and provide limited commercial services within walking distance of local residents.

We appreciate your consideration of this application to amend a CUP for the fill operation at the Sand Lake Fill Site.



MOJ. GRID: BWG24 SCALE: 1"=60'

FIGURE 4

GRADING / DRAINAGE PLAN
 ANCHORAGE SAND AND GRAVEL
 SAND LAKE PIT
 ANCHORAGE, ALASKA



C:\projects\ANCHORAGE SAND AND GRAVEL\ANCHORAGE SAND LAKE PIT\DWG\ASG.dwg 2006-11-11

Municipal Clerk's Office
Amended and Approved
Date: December 17, 2019

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: November 19, 2019

Anchorage, Alaska
AO No. 2019-142, As Amended

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AMENDING THE
2 ANCHORAGE 2040 LAND USE PLAN TO CHANGE THE LAND USE MAP
3 CLASSIFICATION FROM "OPEN SPACE" TO "COMPACT MIXED
4 RESIDENTIAL LOW" FOR FIVE ACRES, LOCATED NORTH OF WEST
5 DIMOND BOULEVARD AND EAST OF SAND LAKE ROAD.
6

7 (Planning and Zoning Commission Case 2019-0119)
8

9 WHEREAS, the Anchorage Assembly makes the following findings of fact,
10 incorporated from Planning and Zoning Commission Resolution No. 2019-
11 020:
12

13 1. The five approval criteria for a comprehensive plan amendment
14 are met. The amendment is consistent with goals of the Anchorage
15 2040 Land Use Plan. Both Anchorage 2040 and the 2012 West
16 Anchorage District Plan identified this area for moderate density
17 housing and this action will expand the designation by approximately
18 five acres to the east.
19

20 2. Criterion A is met. The amendment is necessary because the
21 land was assumed to be unbuildable based on anticipated fill, but now
22 the property owner intends to place engineering fill instead.
23

24 3. Criterion B is met. This is still largely an open space area, of
25 which only ten acres out of the total of 80 acres can be developed with
26 structures. This is a small area within a much larger area. The gross
27 residential density is in the range of surrounding single-family and
28 attached housing. Despite the current economy, these decisions are
29 for the long-term. With housing needs and land for buildable housing,
30 we look at all areas of the municipality, not just in a few. Being able
31 to identify five additional acres for future housing helps further the
32 general goals of the comprehensive plan.
33

34 4. Page 27 of Anchorage 2040 identifies the area as "Areas of
35 Moderate Growth" and "Land Use Designation Change from Uses
36 Currently Allowed by Existing Zoning (as of 2017)". The "Compact-
37 Mixed Residential-Low" classification is consistent with the Plan.
38

39 5. Criterion D is met. The requested land use designation is found
40 to be equally or more supportive of the comprehensive plan goals,
41 objectives, policies, and guidelines, than the old land use designation.
42 The change eliminates the current land use designation split on the
43 property. The amendment is in favor of the public interest by
44 providing additional residential capacity. There will be 70 acres of

“Open Space” remaining, which is consistent with Anchorage 2040.;
now, therefore

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the *Anchorage 2040 Land Use Plan* is hereby amended to change the land use map classification for five acres from “Open Space” to “Compact Mixed Residential Low”.

Section 2. That the *Anchorage 2040 Land Use Plan* is hereby amended to reflect the change as shown on Exhibit A.

Section 3. Anchorage Municipal Code section 21.01.080 is amended as follows (*the remainder of the subsection is not affected and therefore not set out*):

21.01.080 COMPREHENSIVE PLAN

A. Purpose

The purpose of the comprehensive plan is to set for the goals, objectives, strategies, and policies governing land use development of the municipality. As adopted, this section and the documents incorporated in this section constitute the comprehensive plan of the municipality.

B. Elements

1. Adopted Elements

The comprehensive plan consists of the adopted elements identified in the following table, and which are incorporated in this chapter by reference. Plans or other elements that are not listed below are not official elements of the comprehensive plan, though they may be valid planning tools.

*** *** ***

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date ¹	Amendments
Anchorage Bowl	Anchorage 2020, Anchorage Bowl Comprehensive Plan	AO 2000-119(S); 2-20-2001	AO 2002-119; 9-10-2002
	Anchorage 2040 Land Use Plan	AO 2017-116, as amended; 9-26-2017	AO 2019- ; (<i>insert effective date of this ordinance</i>)
	Spenard Commercial District Development Strategy	AR 1986-121; 6-17-1986 AO 1987-145; 12-15-1987	
	Tudor Road Public Lands and Institutions Plan	AR 1986-162; 9-9-1986	
	3500 Tudor Road Master Plan	AO 2007-118; 11-13-2007	

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS


Area/Topic	Plan	Adoption Date ¹	Amendments
	Anchorage Downtown Comprehensive Plan	AO 2007-113; 12-11-2007	
	Hillside District Plan	AO 2010-22; 4-13-2010	AO 2014-134; 11-18-14 AO 2015-17; 3-3-15
	Utility Corridor Plan	AO 1990-13(S); 2-27-1990	AO 2003-78; 8-19-2003 AO 2005-121(S); 10-25-2005 AO 2007-97; 7-17-2007
	Section 36 Land Use Study (recommending Alternative 2)	AO 1992-125; 11-10-1992	
	The Ship Creek/Waterfront Land Use Plan (May 1991), including the Transportation Element, as supplemented by the Ship Creek Framework Plan, 7-22-14	AO 1991-88; 6-3-1991	AIM 1991-178 AO 2014-79; 7-22-14
	Potter Valley Land Use Analysis	AO 1999-144; 12-7-1999	
	UMED District Plan	AO 2015-140; 3-22-2016	
	West Anchorage District Plan	AO 2012-47; 7-10-2012	AO 2016-32; 4-12-16
	Government Hill Neighborhood Plan	AO 2013-11; 2-12-2013	AO 2015-18; 3-3-15
	Fairview Neighborhood Plan	AO 2014-108; 9-9-14	

*** *** ***

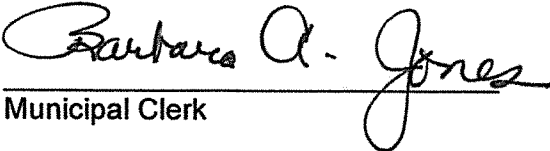
(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016-32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-2017; AO 2017-116, as amended; 9-26-17; AO 2017-134, 11-7-17; AO 2018-23, 3-20-18)

Section 4. This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 17th day of December, 2019.


Chair

ATTEST:


Municipal Clerk

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 763-2019

Meeting Date: November 19, 2019

1 FROM: MAYOR

2
3 SUBJECT: AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE
4 AMENDING THE *ANCHORAGE 2040 LAND USE PLAN* TO
5 CHANGE THE LAND USE MAP CLASSIFICATION FROM "OPEN
6 SPACE" TO "COMPACT MIXED RESIDENTIAL LOW" FOR FIVE
7 ACRES, LOCATED NORTH OF WEST DIMOND BOULEVARD AND
8 EAST OF SAND LAKE ROAD.
9

10 This is a comprehensive plan amendment to the *Anchorage 2040 Land Use Plan*.
11 The amendment changes the land use classification for five acres of land from
12 "Open Space" to "Compact Mixed Residential Low". On November 5, 2019, the
13 Planning and Zoning Commission adopted a resolution recommending approval of
14 the map amendment.
15

16 There is already five acres of the "Compact Mixed Residential Low" classification
17 present to the west of this site, and the amendment eliminates the split land use
18 classifications that exists on Tracts 2 and 3, Polen Park Subdivision. The
19 implementing zoning district for this classification is R-2M, mixed residential district,
20 with gross densities between five and 15 dwelling units per acre. The *Anchorage*
21 *2040 Land Use Plan* estimates that Anchorage will have a shortage of
22 approximately 7,900 dwelling units over the next 20 years.
23

24 The existing "Open Space" designation was based on an assumption that the site
25 would not be developable, but now the property owner intends to place compacted
26 structural fill at the site so that housing can be built.
27

28 This ordinance has no private sector economic effects and local government effects
29 are less than \$30,000. Pursuant to AMC 2.30.053B.1., a summary of economic
30 effects is not required.
31

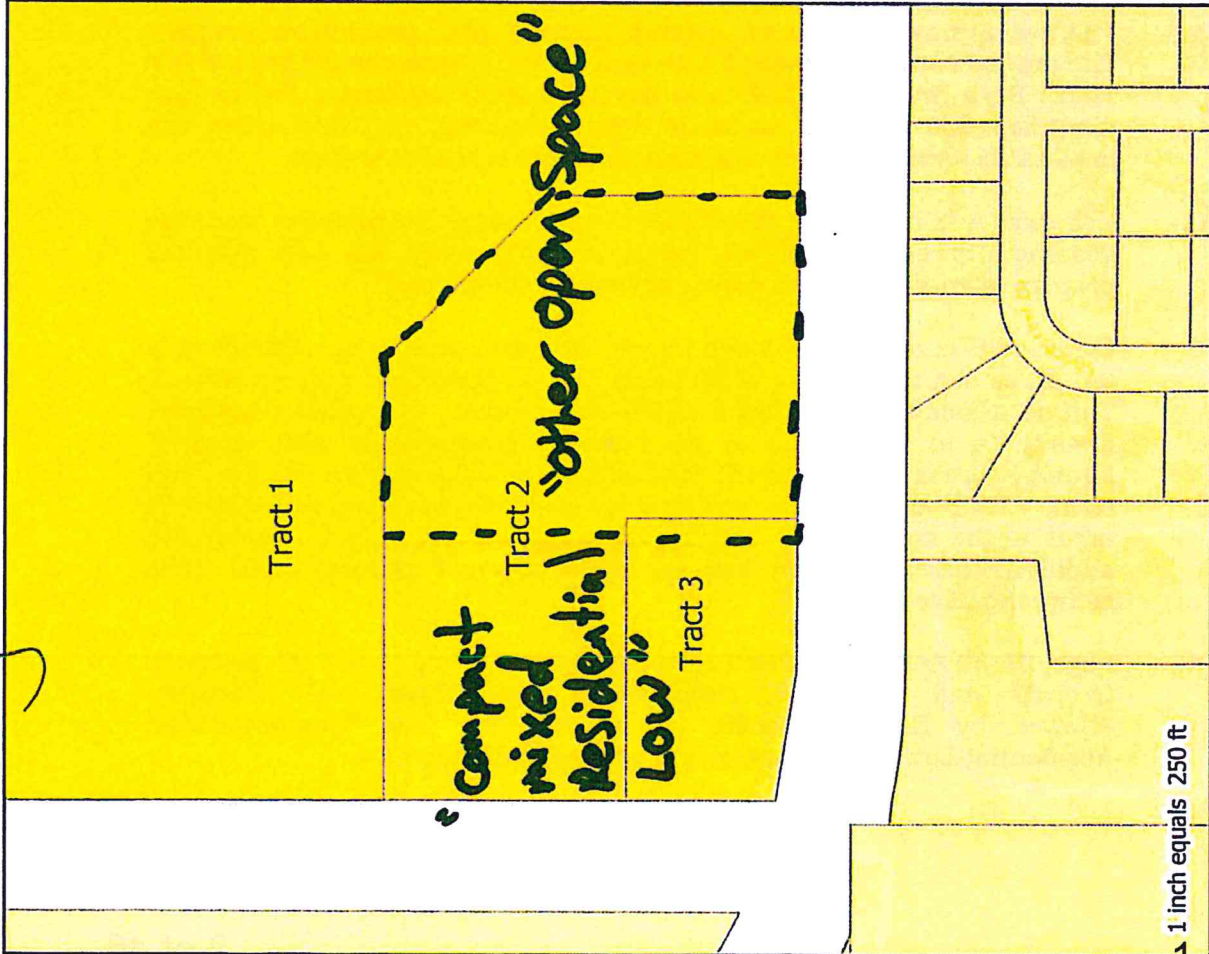
32 THE ADMINISTRATION RECOMMENDS APPROVAL.

33

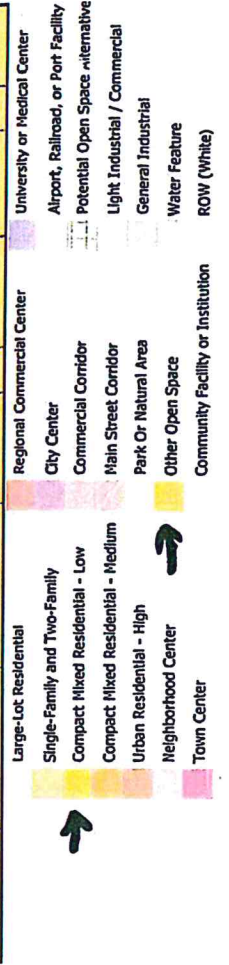
34 Prepared by: Francis McLaughlin, Senior Planner
35 Approved by: Michelle J. McNulty, Planning Director
36 Concur: Lance Wilber, Director
37 Office of Management and Budget
38 Concur: Christopher M. Schutte, Director
39 Office of Economic and Community Development
40 Concur: Rebecca A. Windt Pearson, Municipal Attorney
41 Concur: William D. Falsey, Municipal Manager
42 Respectfully submitted: Ethan A. Berkowitz, Mayor
43

44 Attachment: Planning Department Analysis Packet

Current - Existing



Proposed



Planning & Zoning Commission Case #: 2019-0119

Exhibit A

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2019-020

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE ANCHORAGE 2040 LAND USE PLAN TO CHANGE THE LAND USE MAP CLASSIFICATION FOR APPROXIMATELY FIVE ACRES OF LAND FROM "OPEN SPACE" TO "COMPACT MIXED RESIDENTIAL LOW".

(Case 2019-0119)

WHEREAS, requests have been received from Anchorage Sand and Gravel Company, LLC to amend the *Anchorage 2040 Land Use Plan* to change the land use map classification for approximately five acres of land from "Open Space" to "Compact Mixed Residential Low"; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on October 7, 2019.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

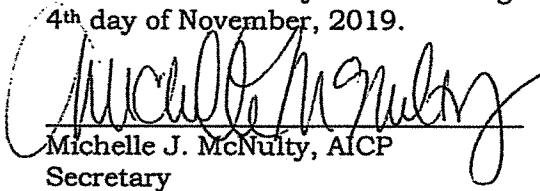
- A. The Commission makes the following findings of fact:
1. The five approval criteria for a comprehensive plan amendment are met. The amendment is consistent with goals of the *Anchorage 2040 Land Use Plan*. Both *Anchorage 2040* and the 2012 *West Anchorage District Plan* identified this area for moderate density housing and this action will expand the designation by approximately five acres to the east.
 2. Criterion A is met. The amendment is necessary because the land was assumed to be unbuildable based on anticipated fill, but now the property owner intends to place engineering fill instead.
 3. Criterion B is met. This is still largely an open space area, of which only ten acres out of the total of 80 acres can be developed with structures. This is a small area within a much larger area. The gross residential density is in the range of surrounding single-family and attached housing. Despite the current economy, these decisions are for the long-term. With housing needs and land for buildable housing, we look at all areas of the municipality, not just in a few. Being able to identify five additional acres for future housing helps further the general goals of the comprehensive plan.
 4. Page 27 of *Anchorage 2040* identifies the area as "Areas of Moderate Growth" and "Land Use Designation Change from Uses Currently Allowed by Existing Zoning (as of 2017)". The "Compact-Mixed Residential-Low" classification is consistent with the *Plan*.

Allowed by Existing Zoning (as of 2017)". The "Compact-Mixed Residential-Low" classification is consistent with the *Plan*.

5. Criterion D is met. The requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation. The change eliminates the current land use designation split on the property. The amendment is in favor of the public interest by providing additional residential capacity. There will be 70 acres of "Open Space" remaining, which is consistent with *Anchorage 2040*.
- B. The Commission recommends approval of an amendment to the *Anchorage 2040 Land Use Plan* to change the land use map classification for approximately five acres of land from "Open Space" to "Compact Mixed Residential Low".

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 7th day of October, 2019.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 4th day of November, 2019.


Michelle J. McNulty, AICP
Secretary


Danielle Bailey
Chair

(Case 2019-0119)

fm

**PLANNING DEPARTMENT
STAFF ANALYSIS
COMPREHENSIVE PLAN AMENDMENT**

DATE: October 7, 2019

CASE NO.: 2019-0119

APPLICANT: Ryan Mormon, Anchorage Sand and Gravel Company, Inc.

REPRESENTATIVE: Tom Dreyer, S4 Group, LLC

REQUEST: A request to amend the *Anchorage 2040* land use plan map

COMMUNITY COUNCIL: Sand Lake

ATTACHMENTS:

1. Application
2. Departmental and Public Comments
3. Affidavit of Posting

RECOMMENDATION SUMMARY: Approval

SITE

Acres: 5 acres
Vegetation: Birch, spruce, and undergrowth
Current Zoning: R-1A
Topography: Varied
Utilities: Public water and sewer

PROPOSAL

This is a request to change the land use classification in the *Anchorage 2040* land use plan map for five acres from "Open Space" to "Compact Mixed Residential Low". This map amendment will bring the map up-to-date to reflect the new buildable land for housing that is being created on this unique site.

AGENCY AND COMMUNITY COUNCIL COMMENTS

None of the other Municipal and State reviewing agencies object to the comprehensive plan amendment. The Sand Lake Community Council did not provide comments.

FINDINGS

21.03.170C.2. Comprehensive Plan Amendments - Approval Criteria

The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of

the commission or the assembly, the amendment meets the following approval criteria:

a. The proposed amendment is necessary in order to address one or more of the following:

- i. A change in projections of assumptions from those on which the comprehensive plan is based;**
- ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.**

The standard is met.

The *Anchorage 2040* land use plan map classified this five acre site as "Open Space" because it was a fill site for unclassified fill, which is not suitable for habitable structures. Now, the property owner intends to place compacted structural fill at the site so that housing can be built. This is a unique opportunity to provide new housing capacity for the community and to try to make up for the substantial housing shortage that was identified in *Anchorage 2040*.

This comprehensive plan amendment is a logical action for the subject property given the change in soils suitability for structures. The designation change to "Compact Mixed Residential Low" is consistent with the surrounding area. The addition of new acreage with the residential designation will provide a net increase of housing units, which will reduce the projected deficit.

b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.

The standard is met.

This map amendment is consistent with *Anchorage 2040*, which forecasts a housing shortage of 7,900 dwelling units. This map amendment is needed to address the community-wide shortfall of housing for all housing types. *Anchorage 2040* Strategy 12: Systematic Monitoring and Amendment of this Plan states that the land use plan "is a 'living document.' It should be updated based on performance indicators and new information as the city evolves and responds to new circumstances." The Plan also says, "A rezoning that deviates from the *2040 LUP* may be appropriate if it demonstrates community-side benefits or responds to new issues, needs, or opportunities...." (p. 70).

c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

The standard is met.

70 acres of land surrounding this site will remain classified as "Open Space." This map amendment will convert only five acres of land identified as "Open Space" to "Compact Mixed Residential Low." Furthermore, the site has direct vehicular access onto both Sand Lake Road and West Dimond Boulevard, which are "Arterials" in the *Official Streets and Highways Plan*. This amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

- d. **If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.**

The standard is met.

The map amendment is supported by *Anchorage 2040*:

- *Goal 4: Neighborhood Housing – Anchorage’s neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.*

New housing of every type is needed in Anchorage and the shortage of available housing is growing each year. Housing preferences are also changing. The desired type of housing changes during life stages. For instance, some retirees are seeking to downsize their housing. The limited availability of housing can be reduced by increasing areas for housing. This is a very special site because it would have been classified as "Compact Mixed Residential Low" had it been known that it would be developable.

- *Goal 8: Anchorage maintains, improves, and strategically expands parks, greenbelts, riparian corridors, and trail corridors to enhance land values, public access, neighborhoods, and mixed-use center.*

This is privately owned property and not dedicated parkland. 70 acres of land surrounding this site will remain "Open Space." This is in addition to Jade Park, which spans another 14 acres. There are also more parks and lakes to recreate located in the vicinity.

- e. **If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.**

The standard is met.

The map amendment is consistent with the description and locational criteria of "Compact Mixed Residential Low". *Anchorage 2040*, states:

Compact Mixed Residential Low

This designation provides for a compatible, diverse range of single-family, attached, and smaller scale apartment housing choices in the same neighborhood.

Uses:

- *Single-family detached homes on standard sized single-family lots.*
- *Accessory dwelling units may also occur.*
- *Small-lot single family homes, cottage home courts, attached single-family, two-family, and other kinds of compact housing.*
- *Townhomes and smaller apartment structures that are consistent with the area's scale and intensity.*
- *A neighborhood-wide mix of housing types, unit sizes, and household incomes.*
- *Compactible infill on vacant or underutilized lots is encouraged.*

Character:

- *Lots generally 6,000 square feet or larger.*
- *Lot size for single dwelling may be reduced in small-lot housing, attached single-family, and townhomes.*
- *Retains the characteristics of single-family neighborhoods, such as front and rear yards, front entries, driveways, and building height.*
- *The building scale, appearance, and street orientation of new multi-unit/attached housing development is compatible with a neighborhood built environment that includes single-family homes and invites walking.*
- *Infill Design Principles to enhance connections and pedestrian access, and for relationship to surrounding neighborhoods apply (Section 2.1).*

Density:

- *5 to 15 housing units per gross acre, with 8 or more near Centers or Transit-Supportive Development Corridors.*

Location:

- *Areas with a mix of single-family and low-intensity multi-family housing;*
- *Areas that provide a transition from more intense uses or traffic volumes from more intense uses or traffic volumes to lower-intensity residential areas;*
- *Areas in a quarter-mile walking distance of schools, parks, transit, and local services;*
- *Areas accessible to major streets without travel through less-intensive uses; such as City Centers, and lower-than-medium housing densities.*

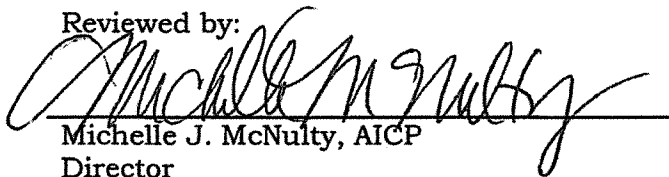
The "Compact Mixed Residential Low" land use classification is congruent with surrounding development in the area. There is no residential development possible north or east of the site because of the fill operation. The existing housing types located south of West Dimond Boulevard are single-family and multifamily. The housing types located across Sand Lake Road are single-family and duplex.

This is an ideal location to increase residential density because it is surrounded by open space and has good access to major streets and public utilities. This site is well suited for development and is unlikely to negatively affect neighboring properties.

DEPARTMENT RECOMMENDATION

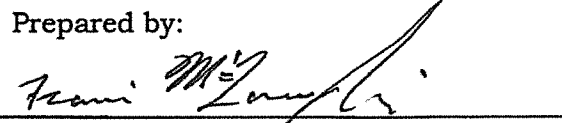
The Department recommends APPROVAL of the comprehensive plan amendment for five acres to change the land use classification from "Open Space" to "Compact Mixed Residential Low". Attached is a draft assembly ordinance.

Reviewed by:



Michelle J. McNulty, AICP
Director

Prepared by:



Francis McLaughlin
Senior Planner

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading:

**Anchorage, Alaska
AO No. 2019-**

1 **AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AMENDING THE**
2 **ANCHORAGE 2040 LAND USE PLAN TO CHANGE THE LAND USE MAP**
3 **CLASSIFICATION FOR FIVE ACRES FROM "OPEN SPACE" TO "COMPACT**
4 **MIXED RESIDENTIAL LOW".**

5
6 (Planning and Zoning Commission Case 2019-0119)
7

8 **THE ANCHORAGE ASSEMBLY ORDAINS:**
9

10 **Section 1.** That the *Anchorage 2040 Land Use Plan* is hereby amended to
11 change the land use map classification for five acres from "Open Space" to
12 "Compact Mixed Residential Low".
13

14 **Section 2.** That the *Anchorage 2040 Land Use Plan* is hereby amended to
15 reflect the change as shown on Exhibit A.
16

17 **Section 2.** Anchorage Municipal Code section 21.01.080 is amended as
18 follows (*the remainder of the subsection is not affected and therefore not set out*):
19

20 **21.01.080 COMPREHENSIVE PLAN**
21

22 **A. Purpose**
23

24 The purpose of the comprehensive plan is to set for the goals,
25 objectives, strategies, and policies governing land use development
26 of the municipality. As adopted, this section and the documents
27 incorporated in this section constitute the comprehensive plan of
28 the municipality.
29

30 **B. Elements**
31

32 **1. Adopted Elements**
33

34 The comprehensive plan consists of the adopted elements
35 identified in the following table, and which are incorporated
36 in this chapter by reference. Plans or other elements that are
37 not listed below are not official elements of the
38 comprehensive plan, though they may be valid planning
39 tools.
40

41 *** **

1

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS

Area/Topic	Plan	Adoption Date ¹	Amendments
Anchorage Bowl	Anchorage 2020, Anchorage Bowl Comprehensive Plan	AO 2000-119(S); 2-20-2001	AO 2002-119; 9-10-2002
	Anchorage 2040 Land Use Plan	AO 2017-116, as amended; 9-26-2017	AO 2019-____; (insert effective date of this ordinance)
	Spenard Commercial District Development Strategy	AR 1986-121; 6-17-1986 AO 1987-145; 12-15-1987	
	Tudor Road Public Lands and Institutions Plan	AR 1986-162; 9-9-1986	
	3500 Tudor Road Master Plan	AO 2007-118; 11-13-2007	
	Anchorage Downtown Comprehensive Plan	AO 2007-113; 12-11-2007	
	Hillside District Plan	AO 2010-22; 4-13-2010	AO 2014-134; 11-18-14 AO 2015-17; 3-3-15
	Utility Corridor Plan	AO 1990-13(S); 2-27-1990	AO 2003-78; 8-19-2003 AO 2005-121(S); 10-25-2005 AO 2007-97; 7-17-2007
	Section 36 Land Use Study (recommending Alternative 2)	AO 1992-125; 11-10-1992	
	The Ship Creek/Waterfront Land Use Plan (May 1991), including the Transportation Element, as supplemented by the Ship Creek Framework Plan, 7-22-14	AO 1991-88; 6-3-1991	AIM 1991-178 AO 2014-79; 7-22-14
	Potter Valley Land Use Analysis	AO 1999-144; 12-7-1999	
	UMED District Plan	AO 2015-140; 3-22-2016	
	West Anchorage District Plan	AO 2012-47; 7-10-2012	AO 2016-32; 4-12-16
	Government Hill Neighborhood Plan	AO 2013-11; 2-12-2013	AO 2015-18; 3-3-15
Fairview Neighborhood Plan	AO 2014-108; 9-9-14		

2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016-32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-2017; AO 2017-116, as amended; 9-26-17; AO 2017-134, 11-7-17; AO 2018-23, 3-20-18)

Section 4. This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2019.

Chair of the Assembly

ATTEST:

1
2
3
4

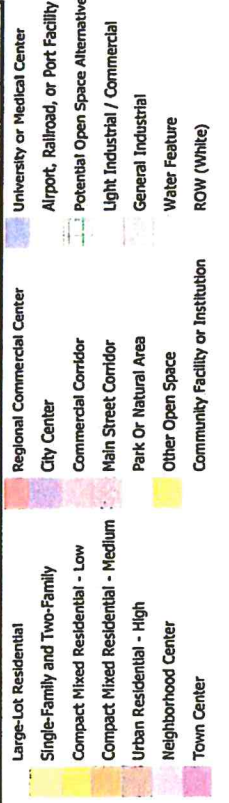
Municipal Clerk

EXHIBIT A

Proposed

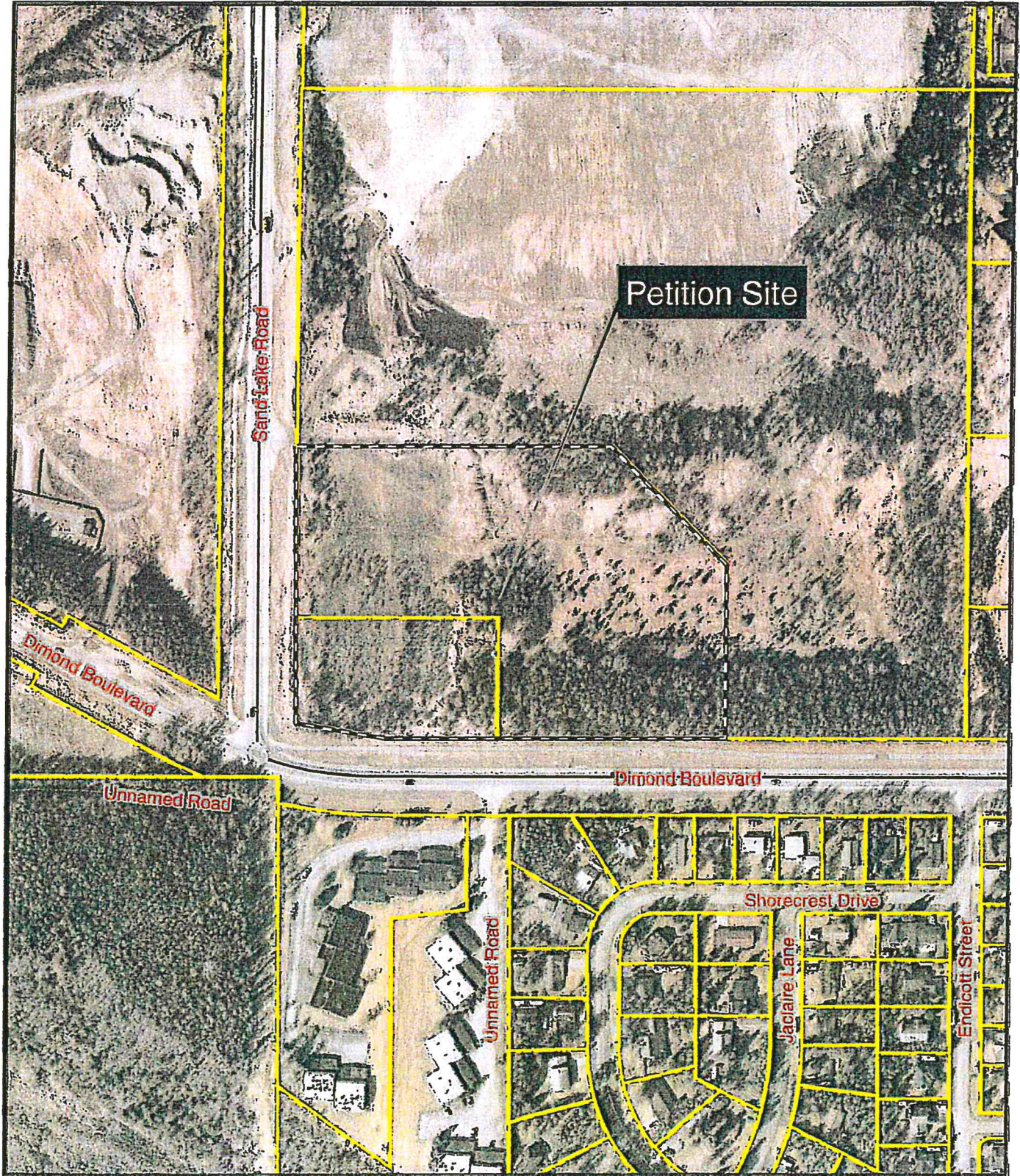


Current



Planning & Zoning Commission Case #: 2019-0119

2019-0119



Application



1 July 31, 2019

2 **Comprehensive Plan Amendment (CPA) for**
3 **Polen Park Tract 2 & 3.**
4

5
6 **This CPA application is for Polen Park Subdivision Tract 2 & Tract 3, a 10-acre parcel**
7 **located at the northeast quadrant of the intersection of Dimond Blvd & Sand Lake Blvd. A**
8 **concurrent rezoning application is being submitted for the rezoning of Tract 3 to B-1A, and**
9 **rezoning Tract 2 to R-2M. Tract 3 is 2 acres in size and Tract 2 is 8 eight acres in size. The**
10 **westerly half of the 10 acres is currently shown in the Comp Plan as being suitable for the**
11 **B-1A zoning & 3 acres of R-2M zoning. The easterly half of the 10 acres is shown as R-1A &**
12 **as 'Other Open Space'. This easterly 5 acres is the area that is being requested for a CPA to**
13 **allow for R-2M zoning.**

14
15 **This CPA is specifically a request to expand the land use designation of "Compact Mixed**
16 **Residential - Low" by adding 5 acres to the existing 5 acres as currently shown on the 2040**
17 **Land Use Plan.**

18
19 **The approval criteria for a CPA is in Title 21.03.070.C.2. is listed below: (response's**
20 **following)**

21 **A. The proposed amendment is necessary in order to address one or more of the**
22 **following:**

- 23 **i. A change in projections or assumptions from those on which the comprehensive**
24 **plan is based;**
- 25 **ii. Identification of new issues, needs, or opportunities that are not adequately**
26 **addressed in the comprehensive plan;**
- 27 **iii. A change in the policies, objectives, principles, or standards governing the**
28 **physical development of the municipality or any other geographic areas**
29 **addressed by the comprehensive plan; or**
- 30 **iv. Identification of errors or omissions in the comprehensive plan.**

31 **B. The proposed amendment maintains the internal consistency of the comprehensive**
32 **plan, and is consistent with the other elements of the comprehensive plan without the**
33 **need to change other components of the plan to maintain internal consistency.**

34 **C. The proposed amendment would not be detrimental to the public interest, health,**
35 **safety, convenience, or welfare of the community.**

- 1 D. If the proposed amendment is to the comprehensive plan map, the requested land
2 use designation is found to be equally or more supportive of the comprehensive plan
3 goals, objectives, policies, and guidelines, than the old land use designation.
4 E. If the proposed amendment is to the comprehensive plan map, the subject site is
5 consistent with the adopted description and locational criteria for the requested land
6 use designation, and is physically suitable to accommodate the proposed
7 designation, including but not limited to access, physical constraints, provision of
8 utilities, and compatibility with surrounding designations and development patterns.

9 Responses to the above listed criteria;

10
11 *Item A.i. A change in projections or assumptions from those on which the*
12 *comprehensive plan is based.*

13
14 Response: The five-acre parcel was created with the wisdom at the time that there
15 would only be enough structural fill for five acres. Now there is enough good structural
16 fill to create a ten-acre buildable site.

17
18 *Item A.ii. Identification of new issues, needs, or opportunities that are not adequately*
19 *addressed in the comprehensive plan.*

20
21 Response: As in A.i above, the new opportunity is the fact that AS&G has enough
22 structural fill for the ten-acre site.

23

24 *Item A.iii: A change in the policies, objectives, principles, or standards governing the*
25 *physical development of the municipality or any other geographic areas addressed by*
26 *the comprehensive plan.*

27 Response: This CPA is not in response to a change in policies, etc. as listed in item
28 A.iii.

29 *Item A.iv.: Identification of errors or omissions in the comprehensive plan.*

30 Response: This CPA is not in response to any error or omission in the Comprehensive
31 Plan.

32 *Item B: The proposed amendment maintains the internal consistency of the*
33 *comprehensive plan, and is consistent with the other elements of the comprehensive*
34 *plan without the need to change other components of the plan to maintain internal*
35 *consistency.*

36 Response: This CPA for Polen Park does not require any changes to other
37 components of the plan to maintain internal consistency.

1 *Item C.: The proposed amendment would not be detrimental to the public interest,*
2 *health, safety, convenience, or welfare of the community.*

3 **Response:** This CPA will be a benefit to the public interest, health, safety, convenience
4 and welfare of the community. This CPA will allow residents of the R-2M area to be in a
5 local location for easy access to retail such as bakeries, coffee shops, etc., will shorten
6 the travel time for local residents and provide opportunities for utilizing other forms of
7 transportation such as bicycles and walking to get a cup of coffee or a pastry. The
8 convenience factor will be a welcome relief for residents who currently drive to the
9 commercial center along Jewel Lake Road. Local coffee shops can act as a community
10 gathering space for conversation and communication.

11 *Item D.: If the proposed amendment is to the comprehensive plan map, the requested*
12 *land use designation is found to be equally or more supportive of the comprehensive*
13 *plan goals, objectives, policies, and guidelines, than the old land use designation.*

14 **Response:** This CPA for Polen Park is supportive of the 2040 Comprehensive Plan
15 goals, as follow:

16 **Strategy 12: Systematic Monitoring and Amendment of this Plan.**

17 *“Planning is a process that continues beyond the production of a document. It includes monitor-*
18 *ing urban conditions, collecting data on changes over time, and making adjustments to a*
19 *plan as the need arises. Comprehensive Plan amendments are a public process.*

20 *Like the rest of the Comprehensive Plan, the 2040 LUP is a “living document.” It should be*
21 *updated based on performance indicators and new information as the city evolves and*
22 *responds to new circumstances.*

23 *The Municipality may also consider Land Use Plan Map amendments concurrently*
24 *with associated development proposals. A rezoning that deviates from the 2040 LUP may*
25 *be appropriate if it demonstrates community-wide benefits or responds to new issues, needs, or*
26 *opportunities not addressed in the Comprehensive Plan. Such a rezoning should demonstrate*
27 *consistency with the Goals and Policies of 2040 LUP, and should not set precedents or pose long-*
28 *term effects that run contrary to the Plan.*

29 *Land use decisions, such as rezonings, facility site selections, and area-specific plans,*
30 *that deviate from the Land Use Plan Map should be accompanied by a concurrent*
31 *amendment to the Anchorage 2040 Land Use Plan. This is essential for the*
32 *Comprehensive Plan to remain current and effective as a policy guide. It maintains*
33 *alignment between land use decisions and Comprehensive Plan elements and addresses*
34 *potential impacts on other parts the community.”*

1 This Polen Park CPA fits perfectly within the parameters of Strategy 12 of the LUP. As
2 new information arises, a system is set up for intelligently responding to the new data.

3 **LUP Goal #1.**

4 *“Anchorage achieves residential and commercial growth, which improves community resiliency
5 and citizens’ quality of life as it supports their vision for the future expressed in the
6 Comprehensive Plan.”*

7 This Polen Park CPA will assist in helping Anchorage achieve residential growth while helping
8 the local community’s quality of life by providing reduced vehicular traffic and encourage
9 walking and bicycling.

10 **LUP Goal # 2** *“Infill and redevelopment meets the housing and employment needs of residents
11 and businesses in Anchorage.”*

12

13 This Polen Park CPA conforms with LUP goal # 2 by providing increased infill housing
14 development possibilities.

15

16 **LUP Goal # 3.** *Mixed-use, walkable commercial centers and corridors thrive within their
17 neighborhood context, offer housing affordable to a range of incomes, and enable business
18 growth.*

19 Polen Park will create a small 2 acre site for a walkable commercial center focused on the needs
20 of the local community, such as a coffee shop, bakery, small café, etc. The 8 acres of Tract 2
21 that is proposed to be R-2M zoning, will offer a unique housing opportunity with being close to
22 the commercial area, and the other side abutting a 70-acre unbuildable parcel.

23 *Item E.: If the proposed amendment is to the comprehensive plan map, the subject site
24 is consistent with the adopted description and locational criteria for the requested land
25 use designation, and is physically suitable to accommodate the proposed designation,
26 including but not limited to access, physical constraints, provision of utilities, and
27 compatibility with surrounding designations and development patterns.*

28 **Response:** Polen Park Tracts 2 & 3 are physically suitable to accommodate the
29 proposed development zoning & CPA. Approved access will be one driveway off of
30 Dimond Blvd, and one driveway off of Sand Lake Road. Sewer & water mains service
31 this parcel, there are no physical restraints, and this proposal is compatible with the
32 surrounding community and development patterns. Surrounding zonings are shown on
33 the enclosed zoning map.

34 **History**

35

36 The western 5 acres of the Polen Park Tract 2 & 3 site is a portion of the larger AS&G Sand
37 Lake Fill Site 80 acres that was not a part of the conditional use permit. This 5 acre portion

1 is referred to on the application for PZC Resolution 2014-029 as; *"The only habitable*
2 *structural development on the property may be on the approximately 5-acre portion of the*
3 *southwest corner of the site. This five-acre portion has not been affected by natural resource*
4 *extraction and is not included in this CUP request."* This 5 acre tract has since been filled with
5 structural fill under an approved grading plan permit C16-1442. The tract has been filled
6 nearly to the elevation of the adjoining roadways of Dimond Blvd. & Sand Lake Road. The
7 rezoning application is for this westerly 5 acres to be rezoned as 2 acres of B-1A in Tract 3,
8 and 3 acres of Tract 2 to be rezoned to R-2M.

9
10 This CPA is for the easterly 5 acres of the Polen Park Tract 2 & 3 site that lies within the
11 existing CUP permit. This area is being filled with structural fill in accordance with Grading
12 Plan permit X18-1618. The grading lies mostly within the elevations that were approved on
13 the CUP. The fill has been obtained from on-site sources, mainly in the area east of this site,
14 and from off-site sources as they may become available. This CPA application is for this
15 easterly 5 acres to become a part of the westerly 5 acres as Tract 2 & 3 of Polen Park
16 Subdivision with a zoning classification change from R-1A to R-2M. The original CUP had
17 assumed that there would only be enough suitable structural fill for the 5 acres, but now it
18 has been shown there is enough suitable fill for the entire 10 acres.

19 We are submitting an application to amend the existing CUP to show the change of fill type
20 (Only structural fill.) of the 5 acres from the fill site plan after we go through the rezoning
21 process and the Comprehensive Plan amendment process. The CUP amendment will show
22 the additional 5 acres that is being filled with structural fill material.

23
24 ***Proposed land use and development:*** The proposed land use is for a development of R-2M
25 style residential construction on Tract 2. Typically, R-2M developments are 4 to 8 plex style
26 townhouses and may also be built with single family or two-family residential homes.
27 Polen Park conforms to the comprehensive plan Policy 14 of the comp plan that states very
28 clearly; *"Conservation of residential lands for housing is a high community priority. New*
29 *residential developments at densities less than identified in the Neighborhood or District plans*
30 *is discouraged."* This policy gives clear direction that in order for the Anchorage community
31 to grow and prosper, properties should be developed at what they can reasonably and
32 responsibly be constructed.

33
34 The western 5 acres of the fill site is currently designated as Compact Mixed Residential—
35 Low in the Anchorage 2040 Land Use Plan on the NE corner of Sand Lake Road and W.
36 Dimond Blvd. This 2040 LUP land use designation cross-references back to the West
37 Anchorage District Plan (WADP), which designates this 5-acre area as Low/Medium
38 Intensity Residential (>8-15 DU) with a maroon asterisk indicating small-scale commercial,
39 up to 2 acres of B-1A. These two land use plans provide existing policy support for a rezoning
40 & CPA of this approximately 5-acre area to R-2M residential or a combination of R-2M and
41 up to two acres of B-1A neighborhood commercial.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

This 5 acres is a part of a 80-acre tract on the NE corner of Sand Lake Road. The remaining 75 acres on the parcel is designated as "Other Open Space" in the land use plan, to reflect that it is anticipated to remain technically unbuildable for structures because of organic/unbuildable fill material going into the parcel.

The easterly 5-acre development area lies within Tract 2 &3 of Polen Park Subdivsion and is eastward from the existing 5-acre area, along the north side of Dimond Blvd. The property owner has determined that it can direct buildable structural good fill material to this potential 5-acre expansion area, increasing the size of the developable area on the NE corner of Sand Lake and Dimond to 10 acres.

The original 5-acre extent of the development area as depicted in the WADP was based on information that the Muni had about buildable soils at the time of the WADP. The rezoning application will entail this concurrent land use plan amendment expanding the development area from what is depicted in the plan from 5 acres to 10 acres. The rezoning of this expanded area would be to R-2M. With this expansion there would still remain a large unbuildable area of approximately 70 acres. The expansion would provide for additional needed buildable residential land for housing types/densities depicted in the plans. Expanding the development area to 10 acres would increase the size of the development area designated in the land use plan. It requires this concurrent amendment to the 2040 LUP Land Use Plan Map at the time of rezoning, in order for the rezone to remain consistent with the plan (a requirement) and for the plan to remain current and reflect the expanded housing area. T

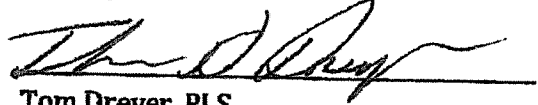
This Comp Plan amendment can be approved at the same PZC/Assembly meeting as the rezoning so it would not extend the approval procedure period beyond what the rezoning would already take.

West Anchorage District Plan (WADP)

The West Anchorage District Plan (WADP) that was approved in July of 2012, designates the western 5 acres of this parcel as 'low/medium intensity' of 8 to 15 dwelling units per acre (DUA). Overlain on the parcel is a red asterisk that allows for 'Small Scale Commercial' (SSC). SSC is defined in the WADP as being up to two acres in size, and allowing convenience services such as coffee shops, bakeries, etc. (see WADP detail enclosed.)

If you have any questions or need further clarifications, please email me at tom@s4ak.com.

Thank you,



Tom Dreyer, PLS
S4 Group



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

June 27, 2018

Letter of Authorization

On behalf of Anchorage Sand & Gravel Co., Inc, the owners of the property, by signing below are authorizing the S4 Group, LLC to represent them before the Municipality of Anchorage in their request for a re-zoning of the property listed below. The property is approximately 40 acres in size and is located in the northeast corner of Dimond Blvd. & Sand Lake Road.

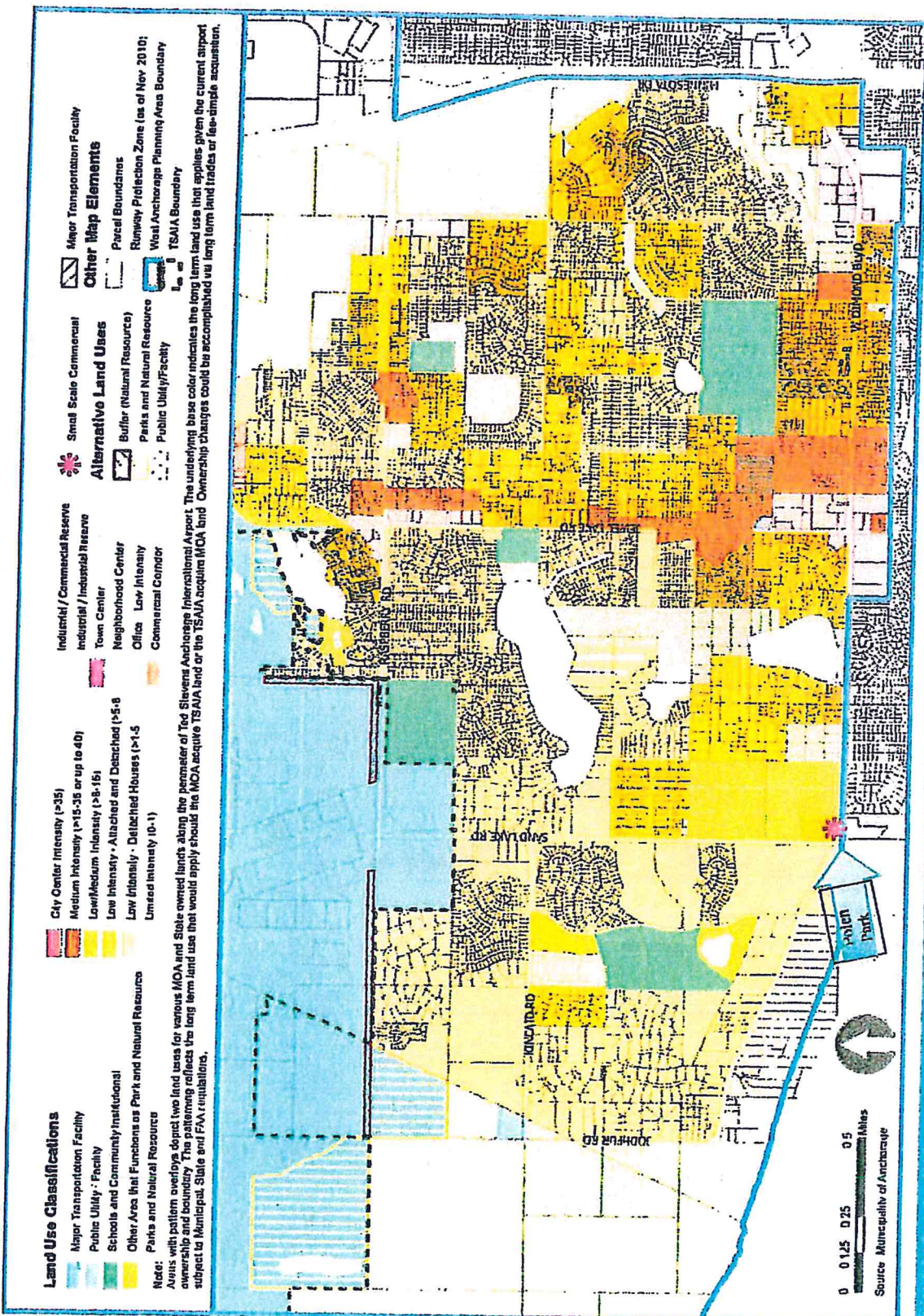
The current legal description of the property is as follows:

SW 1/4 SW 1/4 Section 10 T12N R4W Seward Meridian, Anchorage Recording District, Alaska.

A handwritten signature in black ink, appearing to be the initials 'AC' followed by a stylized flourish.

date: 6/29/18

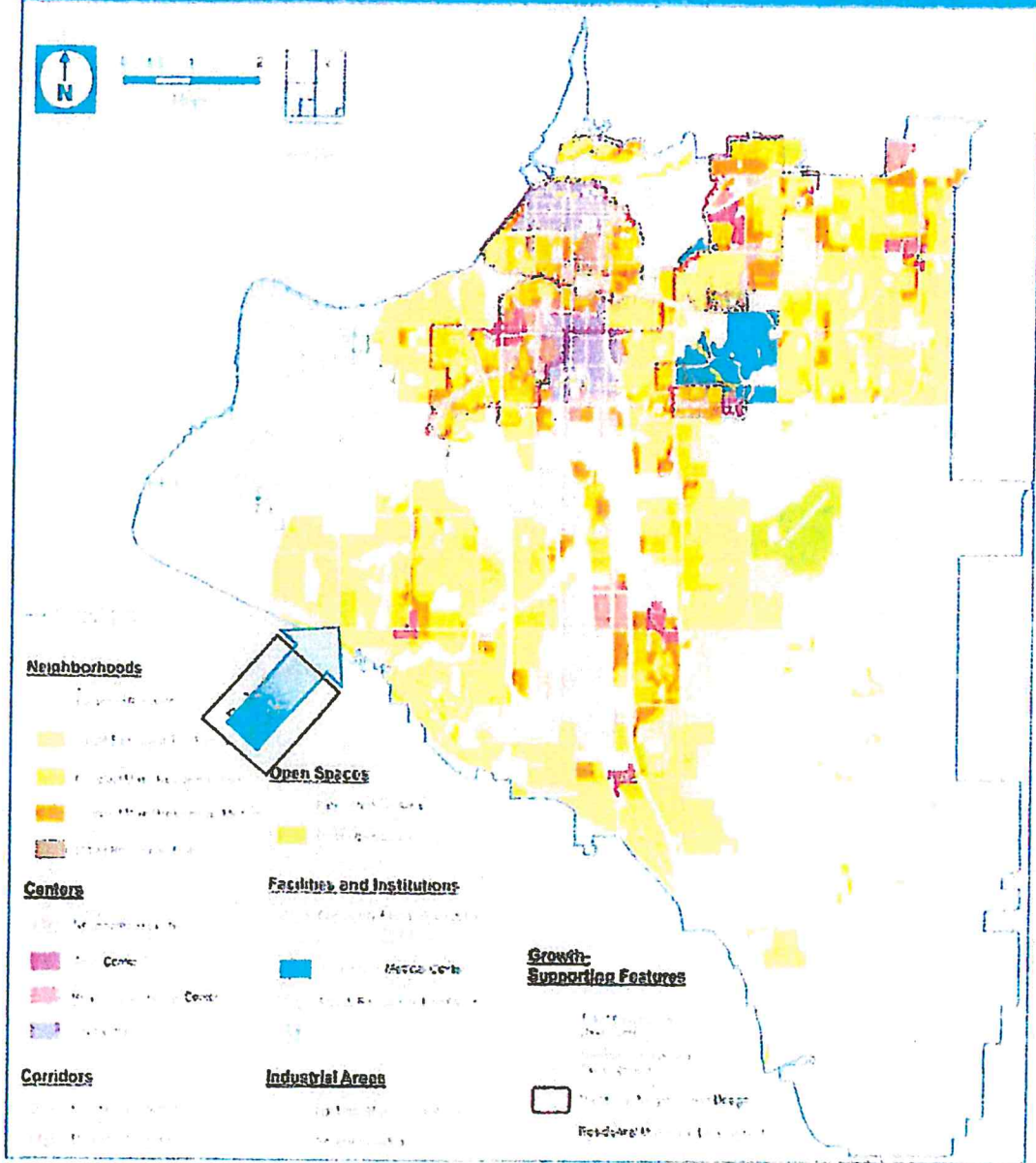
Signature: authorized signer for Anchorage Sand & Gravel Co.



West Anchorage District Plan
Exhibit 4-1b: Sand Lake Land Use Detail

Map 2-1. Anchorage 2040 Land Use Plan Map

September 26, 2017



1

Departmental and Public Comments

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Ethan Berkowitz

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: September 17, 2019
TO: Dave Whitfield, Planning Section Supervisor
FROM: Greg Soule, Plan Review Engineer
SUBJECT: Comments for Planning and Zoning Commission
Public Hearing date: October 07, 2019

RECEIVED

SEP 18 2019

PLANNING DEPARTMENT

Case 2019-0118 – Request for Rezone two (2) parcels in Polen Park Subdivision as follows: Tract 2 from R-1A to R-2M, and Tract 3 from R-1A to B-1A

Department Recommendations:

The Private Development Section has no objection to the request for rezone.



MUNICIPALITY OF ANCHORAGE

Anchorage Health Department



Anchorage
Health
Department

Date: September 9, 2019
To: Planning Department, Current Planning Division
Clerk's Office, Business License Official
Thru: *[Signature]* Christy Lawton, Public Health Division Manger
[Signature] Darcy Harris, Environmental Health Program Manager
From: *[Signature]* Janine Nesheim, Environmental Sanitarian III
Subject: Comments Regarding CUP 2019-0119, Planning & Zoning, Request to amend the Anchorage 2040 Land Use Plan to change the classification of five acres of land from "Open Space" to Compact Mixed Residential-Low"

RECEIVED

SEP 09 2019

PLANNING DEPARTMENT

This CUP reviews change of classification of the easterly half of 10 acres of Polen Park Track 2 & 3, expanding the land use designation to be consistent with the adjoining area.

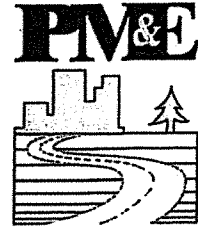
Comments re Noise

The area bordering the proposed R-2M zoning is currently used as a fill site for Anchorage Sand & Gravel, and its future use is undetermined at this time. Recommend that with any current or proposed use, mitigation methods for meeting noise code requirements be established to protect the projected residential development.

There are no objections at this time.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: September 9, 2019

RECEIVED

To: Dave Whitfield

SEP 09 2019

FROM: Kyle Cunningham

PLANNING DEPARTMENT

SUBJECT: Cases 2019-0118 & 2019-0119: Comments from Watershed
Management Services.

Watershed Management Services (WMS) has the following comments for the October 7, 2019 Planning and Zoning Commission hearing:

- 2019-0118 – Polen Park Subdivision, Tracts 2 & 3 (Plat 2019-41);
 - WMS has no comments at this time. WMS will submit comments for the upcoming Conditional Use Permit for this project area.
- 2019-0119 – Polen Park Subdivision, Tracts 2 & 3 (Plat 2019-41);
 - WMS has no comments at this time. WMS will submit comments for the upcoming Conditional Use Permit for this project area.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

RECEIVED

DATE: September 9, 2019
TO: Current Planning Division Supervisor,
Planning Department
THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department
FROM: Randy Ribble, Assistant Traffic Engineer
SUBJECT: 2019-0119 Request to amend Anchorage 2040 Land Use plan to change classification of open spaces to Compact Mixed residential -Low

SEP 09 2019

PLANNING DEPARTMENT

Traffic has no objection to requested amendment to the Anchorage 2040 Land Use Plan.

MEMORANDUM

DATE: September 6, 2019
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Hearing date: October 7, 2019
Agency Comments due: September 9, 2019

RECEIVED

SEP 06 2019

PLANNING DEPARTMENT

AWWU has reviewed the materials and has the following comments.

2019-0118 POLEN PARK TRACTS 2 & 3, Request to Rezone two parcels in Polen Park Subdivision as follows: Tract 2 from R-1A (Single Family Residential District-larger lot) to R-2M (Mixed Residential District) and Tract 3 from R-1A to B-1A (Local and Neighborhood Business District), Grid SW2324

1. AWWU water and sanitary sewer are available to these parcels.
2. AWWU has no objection to this request to rezone.

2019-0119 POLEN PARK TRACTS 2 & 3, Request to amend the Anchorage 2040 Land Use Plan to change the classification of five (5) acres of land from "Open Space" to "Compact Mixed Residential-Low", Grid SW2324

1. AWWU water and sanitary sewer are available to these parcels.
2. AWWU has no objection to this request to amend the Anchorage 2040 Land Use Plan.

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



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

August 21, 2019

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

RECEIVED

AUG 21 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:

- 2019-0102: 102 Heavenly Valley Drive
- 2019-0116: 4115 E. 88th Avenue
- 2019-0118: Rezone: Polen Park Subdivision, Tracts 2 & 3
- 2019-0119: Amend 2040 Land Use Plan: Polen Park Subdivision, Tracts 2 & 3
- 2019-0131: 2933 Sun Valley Drive
- 2019-0132: 6241 Austin Street
- 2019-0133: 284 Higher Terrace

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

- 2019-0120: 8801 Old Seward Highway
 - Recommend inclusion of internal agreements to allow traffic to move between lots and to access Scooter Drive.
 - Ensure all easements are shown on plat, rather than referenced in Note 3.
 - Verify plat guarantees all tracts cross-access to arterials.
 - Verify a copy of signal PUE exists on plat at 88th Avenue.

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

Affidavit of Posting



AFFIDAVIT OF POSTING

CASE NUMBER: 2019-0118 & 2019-0119

I, Alex Reeves 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 Rezoning and Plan Amendment. The notice was posted on 8-13-2019 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 13 day of August, 2019.

Alex Reeves
Signature

LEGAL DESCRIPTION

Tract or Lot: 2 and 3

Block: _____

Subdivision: Polen Park



Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

1 July 31, 2019

2 **Comprehensive Plan Amendment (CPA) for**
 3 **Polen Park Tract 2 & 3.**

4
 5
 6 **This CPA application is for Polen Park Subdivision Tract 2 & Tract 3, a 10-acre parcel**
 7 **located at the northeast quadrant of the intersection of Dimond Blvd & Sand Lake Blvd. A**
 8 **concurrent rezoning application is being submitted for the rezoning of Tract 3 to B-1A, and**
 9 **rezoning Tract 2 to R-2M. Tract 3 is 2 acres in size and Tract 2 is 8 eight acres in size. The**
 10 **westerly half of the 10 acres is currently shown in the Comp Plan as being suitable for the**
 11 **B-1A zoning & 3 acres of R-2M zoning. The easterly half of the 10 acres is shown as R-1A &**
 12 **as 'Other Open Space'. This easterly 5 acres is the area that is being requested for a CPA to**
 13 **allow for R-2M zoning.**

14
 15 **This CPA is specifically a request to expand the land use designation of "Compact Mixed**
 16 **Residential – Low" by adding 5 acres to the existing 5 acres as currently shown on the 2040**
 17 **Land Use Plan.**

18
 19 **The approval criteria for a CPA is in Title 21.03.070.C.2. is listed below: (response's**
 20 **following)**

21 **A. The proposed amendment is necessary in order to address one or more of the**
 22 **following:**

- 23 **i. A change in projections or assumptions from those on which the comprehensive**
- 24 **plan is based;**
- 25 **ii. Identification of new issues, needs, or opportunities that are not adequately**
- 26 **addressed in the comprehensive plan;**
- 27 **iii. A change in the policies, objectives, principles, or standards governing the**
- 28 **physical development of the municipality or any other geographic areas**
- 29 **addressed by the comprehensive plan; or**
- 30 **iv. Identification of errors or omissions in the comprehensive plan.**

31 **B. The proposed amendment maintains the internal consistency of the comprehensive**
 32 **plan, and is consistent with the other elements of the comprehensive plan without the**
 33 **need to change other components of the plan to maintain internal consistency.**

34 **C. The proposed amendment would not be detrimental to the public interest, health,**
 35 **safety, convenience, or welfare of the community.**

2019-0119
 PZC 36 of 46
 10/07/19

- 1 D. If the proposed amendment is to the comprehensive plan map, the requested land
2 use designation is found to be equally or more supportive of the comprehensive plan
3 goals, objectives, policies, and guidelines, than the old land use designation.
4 E. If the proposed amendment is to the comprehensive plan map, the subject site is
5 consistent with the adopted description and locational criteria for the requested land
6 use designation, and is physically suitable to accommodate the proposed
7 designation, including but not limited to access, physical constraints, provision of
8 utilities, and compatibility with surrounding designations and development patterns.

9 Responses to the above listed criteria;

10

11 *Item A.i. A change in projections or assumptions from those on which the*
12 *comprehensive plan is based.*

13

14 Response: The five-acre parcel was created with the wisdom at the time that there
15 would only be enough structural fill for five acres. Now there is enough good structural
16 fill to create a ten-acre buildable site.

17

18 *Item A.ii. Identification of new issues, needs, or opportunities that are not adequately*
19 *addressed in the comprehensive plan.*

20

21 Response: As in A.i above, the new opportunity is the fact that AS&G has enough
22 structural fill for the ten-acre site.

23

24 *Item A.iii: A change in the policies, objectives, principles, or standards governing the*
25 *physical development of the municipality or any other geographic areas addressed by*
26 *the comprehensive plan.*

27 Response: This CPA is not in response to a change in policies, etc. as listed in item
28 A.iii.

29 *Item A.iv.: Identification of errors or omissions in the comprehensive plan.*

30 Response: This CPA is not in response to any error or omission in the Comprehensive
31 Plan.

32 *Item B: The proposed amendment maintains the internal consistency of the*
33 *comprehensive plan, and is consistent with the other elements of the comprehensive*
34 *plan without the need to change other components of the plan to maintain internal*
35 *consistency.*

36 Response: This CPA for Polen Park does not require any changes to other
37 components of the plan to maintain internal consistency.

1 *Item C.: The proposed amendment would not be detrimental to the public interest,*
2 *health, safety, convenience, or welfare of the community.*

3 **Response:** This CPA will be a benefit to the public interest, health, safety, convenience
4 and welfare of the community. This CPA will allow residents of the R-2M area to be in a
5 local location for easy access to retail such as bakeries, coffee shops, etc., will shorten
6 the travel time for local residents and provide opportunities for utilizing other forms of
7 transportation such as bicycles and walking to get a cup of coffee or a pastry. The
8 convenience factor will be a welcome relief for residents who currently drive to the
9 commercial center along Jewel Lake Road. Local coffee shops can act as a community
10 gathering space for conversation and communication.

11 *Item D.: If the proposed amendment is to the comprehensive plan map, the requested*
12 *land use designation is found to be equally or more supportive of the comprehensive*
13 *plan goals, objectives, policies, and guidelines, than the old land use designation.*

14 **Response:** This CPA for Polen Park is supportive of the 2040 Comprehensive Plan
15 goals, as follow:

16 **Strategy 12: Systematic Monitoring and Amendment of this Plan.**

17 *"Planning is a process that continues beyond the production of a document. It includes monitor-*
18 *ing urban conditions, collecting data on changes over time, and making adjustments to a*
19 *plan as the need arises. Comprehensive Plan amendments are a public process.*

20 *Like the rest of the Comprehensive Plan, the 2040 LUP is a "living document." It should be*
21 *updated based on performance indicators and new information as the city evolves and*
22 *responds to new circumstances.*

23 *The Municipality may also consider Land Use Plan Map amendments concurrently*
24 *with associated development proposals. A rezoning that deviates from the 2040 LUP may*
25 *be appropriate if it demonstrates community-wide benefits or responds to new issues, needs, or*
26 *opportunities not addressed in the Comprehensive Plan. Such a rezoning should demonstrate*
27 *consistency with the Goals and Policies of 2040 LUP, and should not set precedents or pose long-*
28 *term effects that run contrary to the Plan.*

29 *Land use decisions, such as rezonings, facility site selections, and area-specific plans,*
30 *that deviate from the Land Use Plan Map should be accompanied by a concurrent*
31 *amendment to the Anchorage 2040 Land Use Plan. This is essential for the*
32 *Comprehensive Plan to remain current and effective as a policy guide. It maintains*
33 *alignment between land use decisions and Comprehensive Plan elements and addresses*
34 *potential impacts on other parts the community. "*

1 This Polen Park CPA fits perfectly within the parameters of Strategy 12 of the LUP. As
2 new information arises, a system is set up for intelligently responding to the new data.

3 **LUP Goal #1.**

4 *“Anchorage achieves residential and commercial growth, which improves community resiliency
5 and citizens’ quality of life as it supports their vision for the future expressed in the
6 Comprehensive Plan.”*

7 This Polen Park CPA will assist in helping Anchorage achieve residential growth while helping
8 the local community’s quality of life by providing reduced vehicular traffic and encourage
9 walking and bicycling.

10 **LUP Goal # 2** *“Infill and redevelopment meets the housing and employment needs of residents
11 and businesses in Anchorage.”*

12
13 This Polen Park CPA conforms with LUP goal # 2 by providing increased infill housing
14 development possibilities.

15
16 **LUP Goal # 3.** Mixed-use, walkable commercial centers and corridors thrive within their
17 neighborhood context, offer housing affordable to a range of incomes, and enable business
18 growth.

19 Polen Park will create a small 2 acre site for a walkable commercial center focused on the needs
20 of the local community, such as a coffee shop, bakery, small café, etc. The 8 acres of Tract 2
21 that is proposed to be R-2M zoning, will offer a unique housing opportunity with being close to
22 the commercial area, and the other side abutting a 70-acre unbuildable parcel.

23 *Item E.: If the proposed amendment is to the comprehensive plan map, the subject site
24 is consistent with the adopted description and locational criteria for the requested land
25 use designation, and is physically suitable to accommodate the proposed designation,
26 including but not limited to access, physical constraints, provision of utilities, and
27 compatibility with surrounding designations and development patterns.*

28 **Response:** Polen Park Tracts 2 & 3 are physically suitable to accommodate the
29 proposed development zoning & CPA. Approved access will be one driveway off of
30 Dimond Blvd, and one driveway off of Sand Lake Road. Sewer & water mains service
31 this parcel, there are no physical restraints, and this proposal is compatible with the
32 surrounding community and development patterns. Surrounding zonings are shown on
33 the enclosed zoning map.

34 **History**

35

36 The western 5 acres of the Polen Park Tract 2 & 3 site is a portion of the larger AS&G Sand
37 Lake Fill Site 80 acres that was not a part of the conditional use permit. This 5 acre portion

1 is referred to on the application for PZC Resolution 2014-029 as; *"The only habitable*
2 *structural development on the property may be on the approximately 5-acre portion of the*
3 *southwest corner of the site. This five-acre portion has not been affected by natural resource*
4 *extraction and is not included in this CUP request."* This 5 acre tract has since been filled with
5 structural fill under an approved grading plan permit C16-1442. The tract has been filled
6 nearly to the elevation of the adjoining roadways of Dimond Blvd. & Sand Lake Road. The
7 rezoning application is for this westerly 5 acres to be rezoned as 2 acres of B-1A in Tract 3,
8 and 3 acres of Tract 2 to be rezoned to R-2M.

9
10 This CPA is for the easterly 5 acres of the Polen Park Tract 2 & 3 site that lies within the
11 existing CUP permit. This area is being filled with structural fill in accordance with Grading
12 Plan permit X18-1618. The grading lies mostly within the elevations that were approved on
13 the CUP. The fill has been obtained from on-site sources, mainly in the area east of this site,
14 and from off-site sources as they may become available. This CPA application is for this
15 easterly 5 acres to become a part of the westerly 5 acres as Tract 2 & 3 of Polen Park
16 Subdivision with a zoning classification change from R-1A to R-2M. The original CUP had
17 assumed that there would only be enough suitable structural fill for the 5 acres, but now it
18 has been shown there is enough suitable fill for the entire 10 acres.

19 We are submitting an application to amend the existing CUP to show the change of fill type
20 (Only structural fill.) of the 5 acres from the fill site plan after we go through the rezoning
21 process and the Comprehensive Plan amendment process. The CUP amendment will show
22 the additional 5 acres that is being filled with structural fill material.

23
24 ***Proposed land use and development:*** The proposed land use is for a development of R-2M
25 style residential construction on Tract 2. Typically, R-2M developments are 4 to 8 plex style
26 townhouses and may also be built with single family or two-family residential homes.
27 Polen Park conforms to the comprehensive plan Policy 14 of the comp plan that states very
28 clearly; *"Conservation of residential lands for housing is a high community priority. New*
29 *residential developments at densities less than identified in the Neighborhood or District plans*
30 *is discouraged."* This policy gives clear direction that in order for the Anchorage community
31 to grow and prosper, properties should be developed at what they can reasonably and
32 responsibly be constructed.

33
34 The western 5 acres of the fill site is currently designated as Compact Mixed Residential—
35 Low in the Anchorage 2040 Land Use Plan on the NE corner of Sand Lake Road and W.
36 Dimond Blvd. This 2040 LUP land use designation cross-references back to the West
37 Anchorage District Plan (WADP), which designates this 5-acre area as Low/Medium
38 Intensity Residential (>8-15 DU) with a maroon asterisk indicating small-scale commercial,
39 up to 2 acres of B-1A. These two land use plans provide existing policy support for a rezoning
40 & CPA of this approximately 5-acre area to R-2M residential or a combination of R-2M and
41 up to two acres of B-1A neighborhood commercial.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

This 5 acres is a part of a 80-acre tract on the NE corner of Sand Lake Road. The remaining 75 acres on the parcel is designated as "Other Open Space" in the land use plan, to reflect that it is anticipated to remain technically unbuildable for structures because of organic/unbuildable fill material going into the parcel.

The easterly 5-acre development area lies within Tract 2 &3 of Polen Park Subdivision and is eastward from the existing 5-acre area, along the north side of Dimond Blvd. The property owner has determined that it can direct buildable structural good fill material to this potential 5-acre expansion area, increasing the size of the developable area on the NE corner of Sand Lake and Dimond to 10 acres.

The original 5-acre extent of the development area as depicted in the WADP was based on information that the Muni had about buildable soils at the time of the WADP. The rezoning application will entail this concurrent land use plan amendment expanding the development area from what is depicted in the plan from 5 acres to 10 acres. The rezoning of this expanded area would be to R-2M. With this expansion there would still remain a large unbuildable area of approximately 70 acres. The expansion would provide for additional needed buildable residential land for housing types/densities depicted in the plans. Expanding the development area to 10 acres would increase the size of the development area designated in the land use plan. It requires this concurrent amendment to the 2040 LUP Land Use Plan Map at the time of rezoning, in order for the rezone to remain consistent with the plan (a requirement) and for the plan to remain current and reflect the expanded housing area. T

This Comp Plan amendment can be approved at the same PZC/Assembly meeting as the rezoning so it would not extend the approval procedure period beyond what the rezoning would already take.

West Anchorage District Plan (WADP)

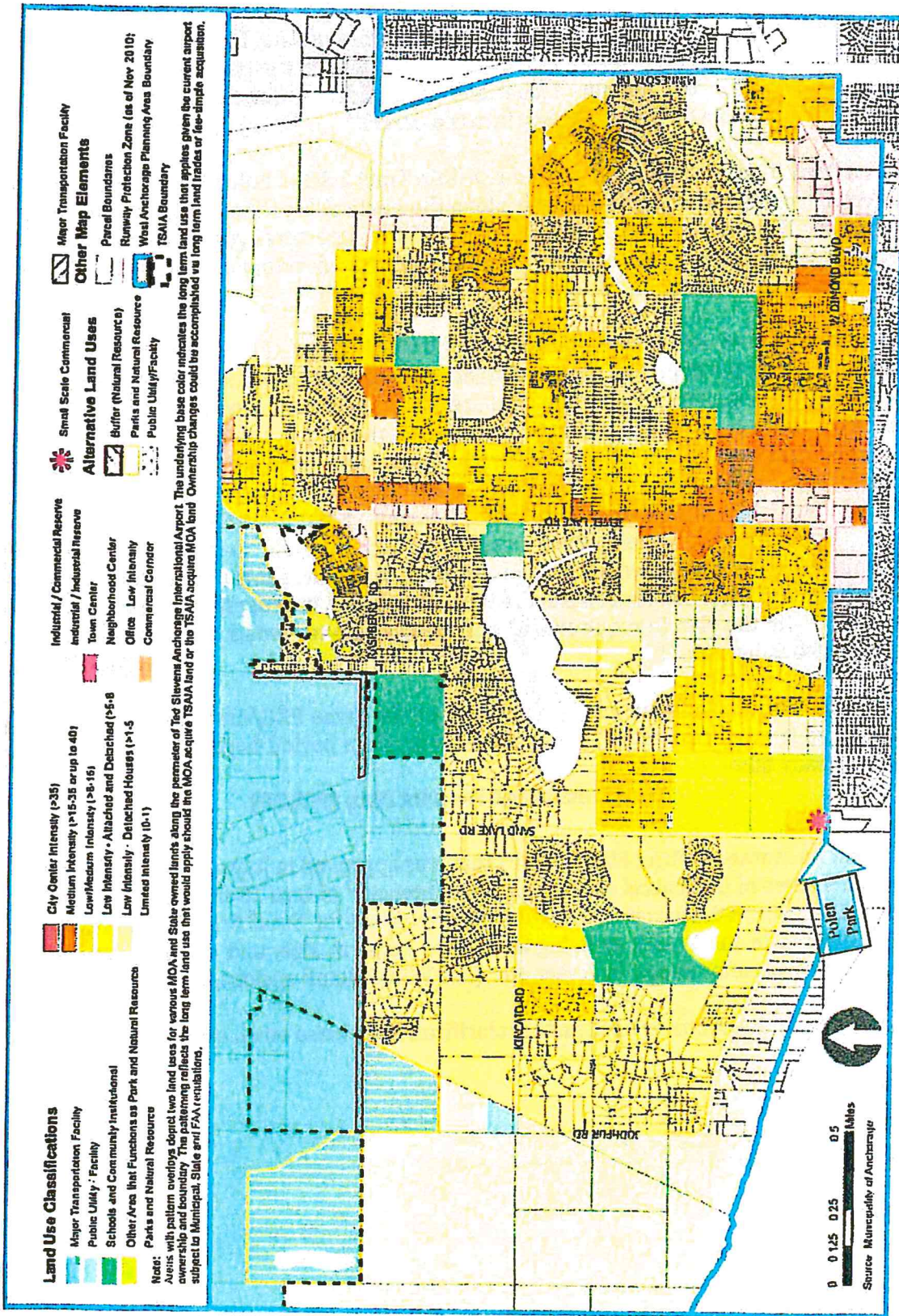
The West Anchorage District Plan (WADP) that was approved in July of 2012, designates the western 5 acres of this parcel as 'low/medium intensity' of 8 to 15 dwelling units per acre (DUA). Overlain on the parcel is a red asterisk that allows for 'Small Scale Commercial' (SSC). SSC is defined in the WADP as being up to two acres in size, and allowing convenience services such as coffee shops, bakeries, etc. (see WADP detail enclosed.)

If you have any questions or need further clarifications, please email me at tom@s4ak.com.

Thank you,



Tom Dreyer, PLS
S4 Group

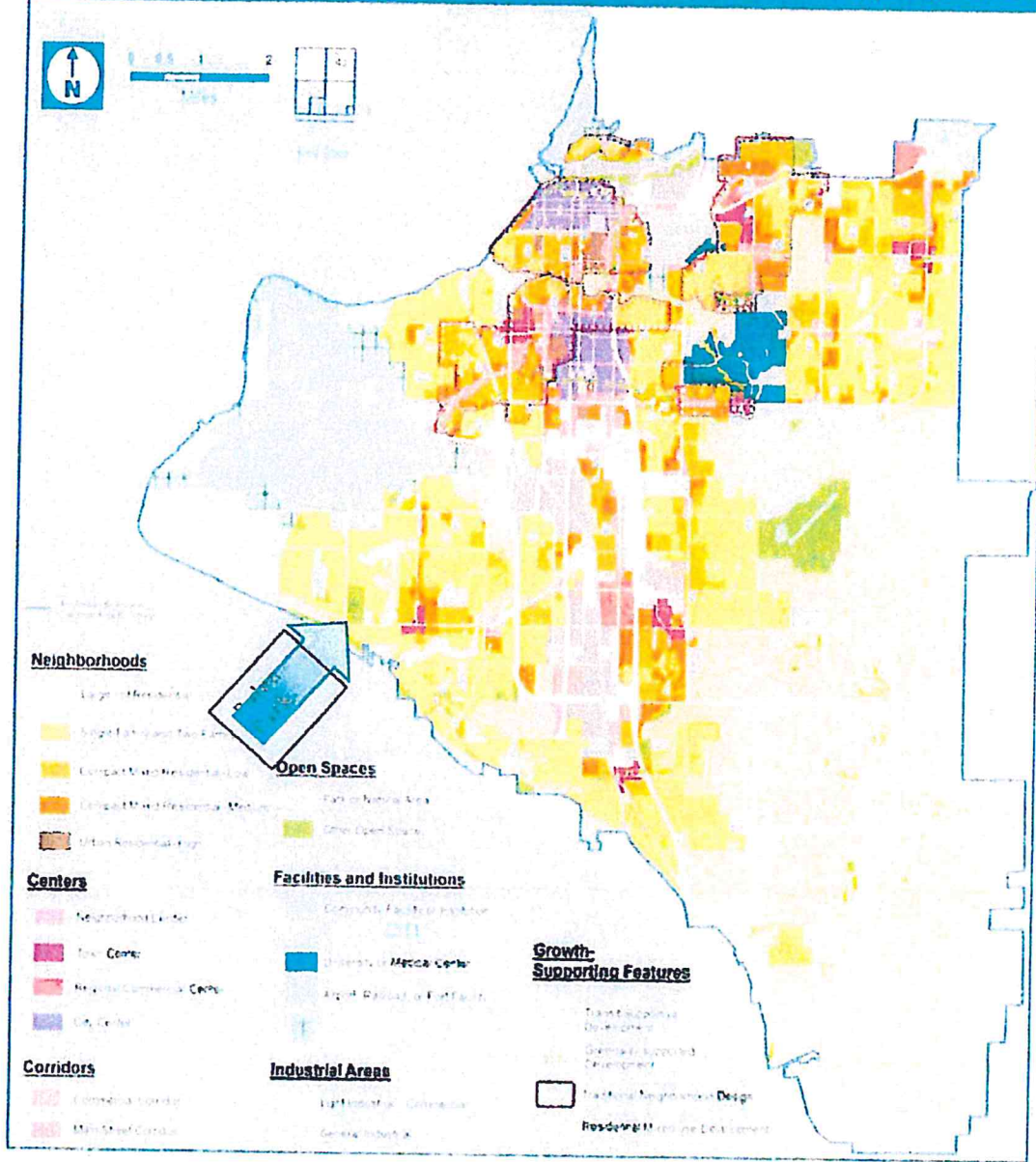


West Anchorage District Plan
Exhibit 4-1b: Sand Lake Land Use Detail

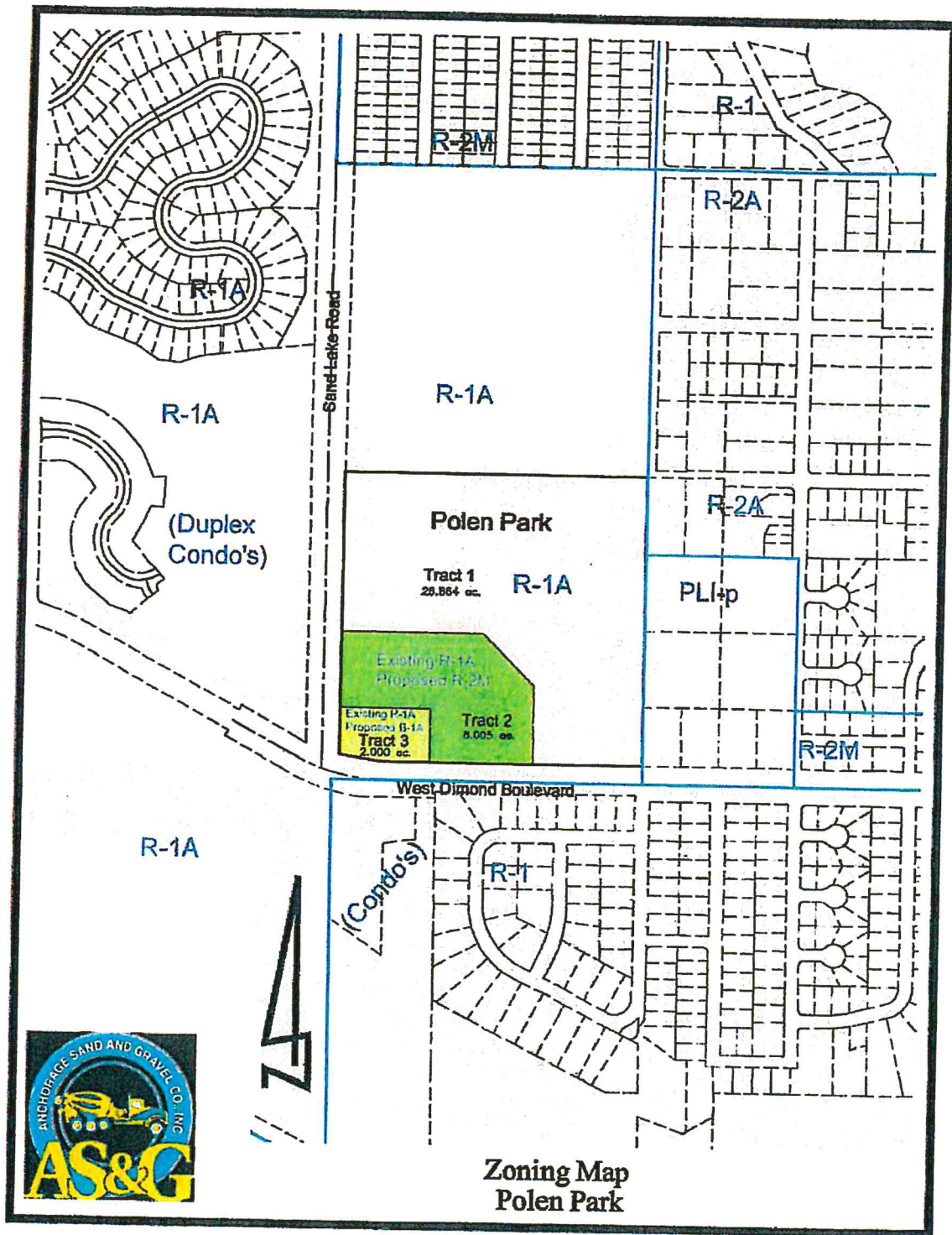


Map 2-1. Anchorage 2040 Land Use Plan Map

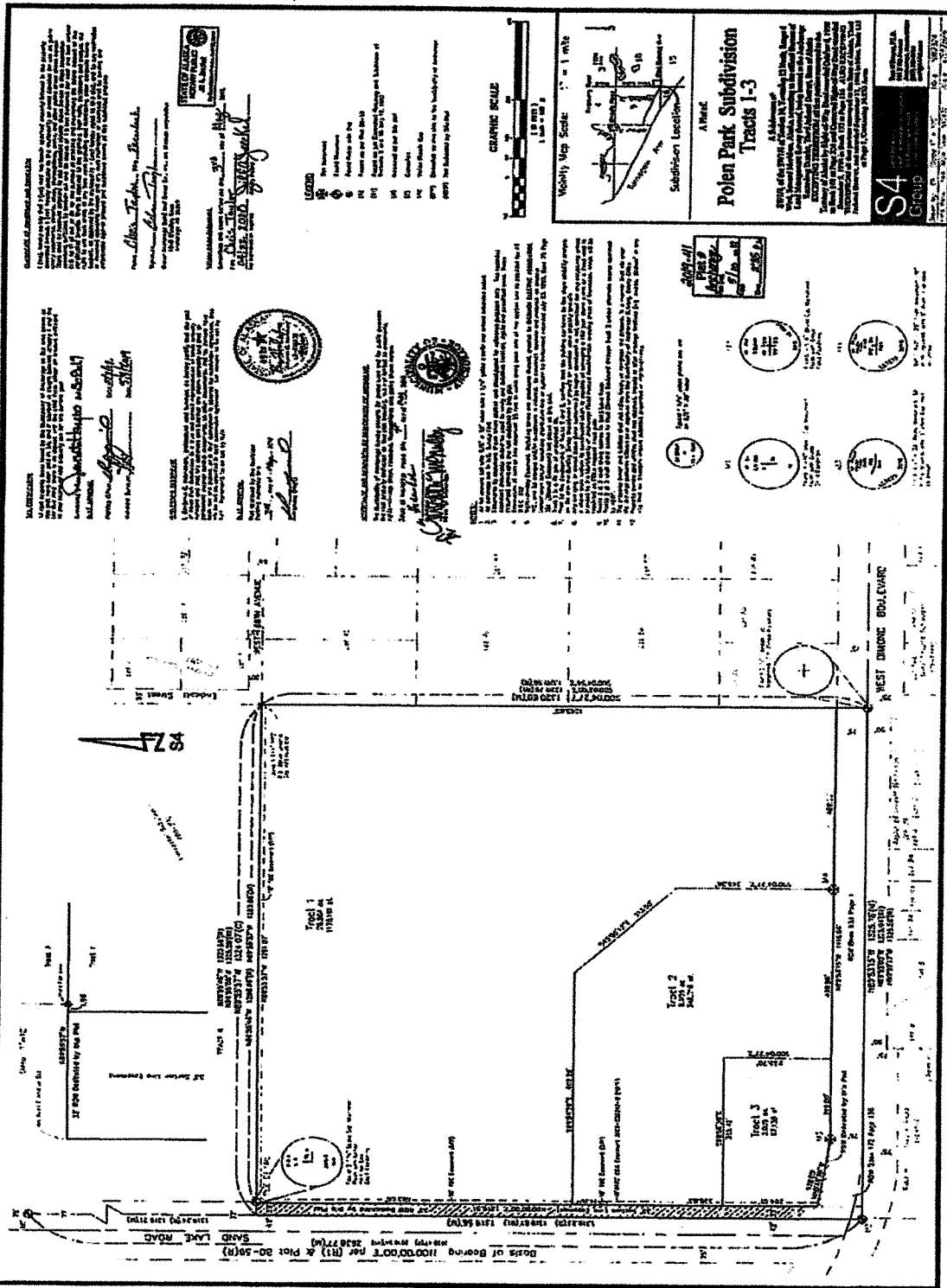
September 26, 2017



1



1





Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

June 27, 2018

Letter of Authorization

On behalf of Anchorage Sand & Gravel Co., Inc, the owners of the property, by signing below are authorizing the S4 Group, LLC to represent them before the Municipality of Anchorage in their request for a re-zoning of the property listed below. The property is approximately 40 acres in size and is located in the northeast corner of Dimond Blvd. & Sand Lake Road.

The current legal description of the property is as follows:

SW 1/4 SW 1/4 Section 10 T12N R4W Seward Meridian, Anchorage Recording District, Alaska.

A handwritten signature in black ink, appearing to be 'A. T.', written over a horizontal line.

date: 6/29/18

Signature: authorized signer for Anchorage Sand & Gravel Co.