



**Municipality of Anchorage
Project Management and Engineering**



MEMORANDUM

DATE: May 17, 2021

TO: David Whitfield, Current Planning Manager

THRU: Kent Kohlhasse, P.E., Director 

FROM: Melinda Tsu, P.E., Project Manager 

SUBJECT: West Anchorage Snow Disposal Site, Other Municipal Use of Dedicated Parkland

Code Reference

Per AMC 25.10.080.C, except as otherwise prohibited by law or by conditions of ownership, the Anchorage Assembly, with recommendations from the Planning and Zoning Commission and the Parks and Recreation Commission, by ordinance, may allow the use of municipal land formally dedicated to public park or recreational purpose for another municipal purpose. The special procedure required by this subsection applies only to land dedicated by ordinance under this section (AO No. 79-170; AO No. 81-88).

History

Connor's Lake Subdivision, Tract B was dedicated for park or recreational purposes by ordinance AO 90-71 on October 9, 1990. This 17.25-acre tract in Connor's Bog Park is largely undeveloped except for social trails and an Anchorage Water and Wastewater Utility (AWWU) sewer utility corridor on the western portion.

Issue

The Municipality of Anchorage (MOA) Project Management and Engineering (PM&E) Department has identified the need to develop a new snow disposal site in West Anchorage. PM&E conducted a site selection study (available online at <https://www.westanchoragesnow.com/#FinalSite>) to identify a suitable location for a new snow disposal site to replace the leased Northwood Drive Snow Disposal Site. The study concluded that the parcel located south of Javier De La Vega Park and east of Connor's Bog Park was the most suitable site that allows for cost-effective snow removal operations, maintains the existing level of snow removal service, maintain the existing hydrology of Connor's Bog and Connor's Lake, and does not result in unacceptable negative impacts to residential areas.

The proposed snow disposal site parcel is managed by the MOA Parks and Recreation Department, but it is not designated parkland. Currently, there is no road access to the proposed site.

A 44-foot-wide corridor is needed to develop an access road between the MOA Street Maintenance Kloop Station Parcel (Tract 3B, International East Subdivision) and the proposed West Anchorage Snow Disposal Site (Unsubdivided Portion NW ¼, NW1/4, Sec 1 T12N, R4W, S.M.). Chugach Electrical Association (CEA) has four overhead high voltage transmission lines in the area (two along the southern edge of the Kloop Station Parcel and Javier De Le Vega Park Parcel and two along the northern edge of the of Tract B, Connor's Lake Subdivision and West Anchorage Snow Disposal Site parcel). CEA has requested PM&E to avoid developing an access road between their transmission lines due to their strategic importance to the Anchorage electrical system. The transmission line along the northern edge of the Connor's Lake Subdivision, Tract B uses the northern 10 feet of the 33-foot-wide section line easement leaving only 23 feet of unoccupied easement which is insufficient for the access road. PM&E is seeking approval of an Intragovernmental Use Permit to use approximately 8,917 square feet of dedicated parkland on the northern edge of the adjacent parcel to develop an access road to the proposed snow disposal site.

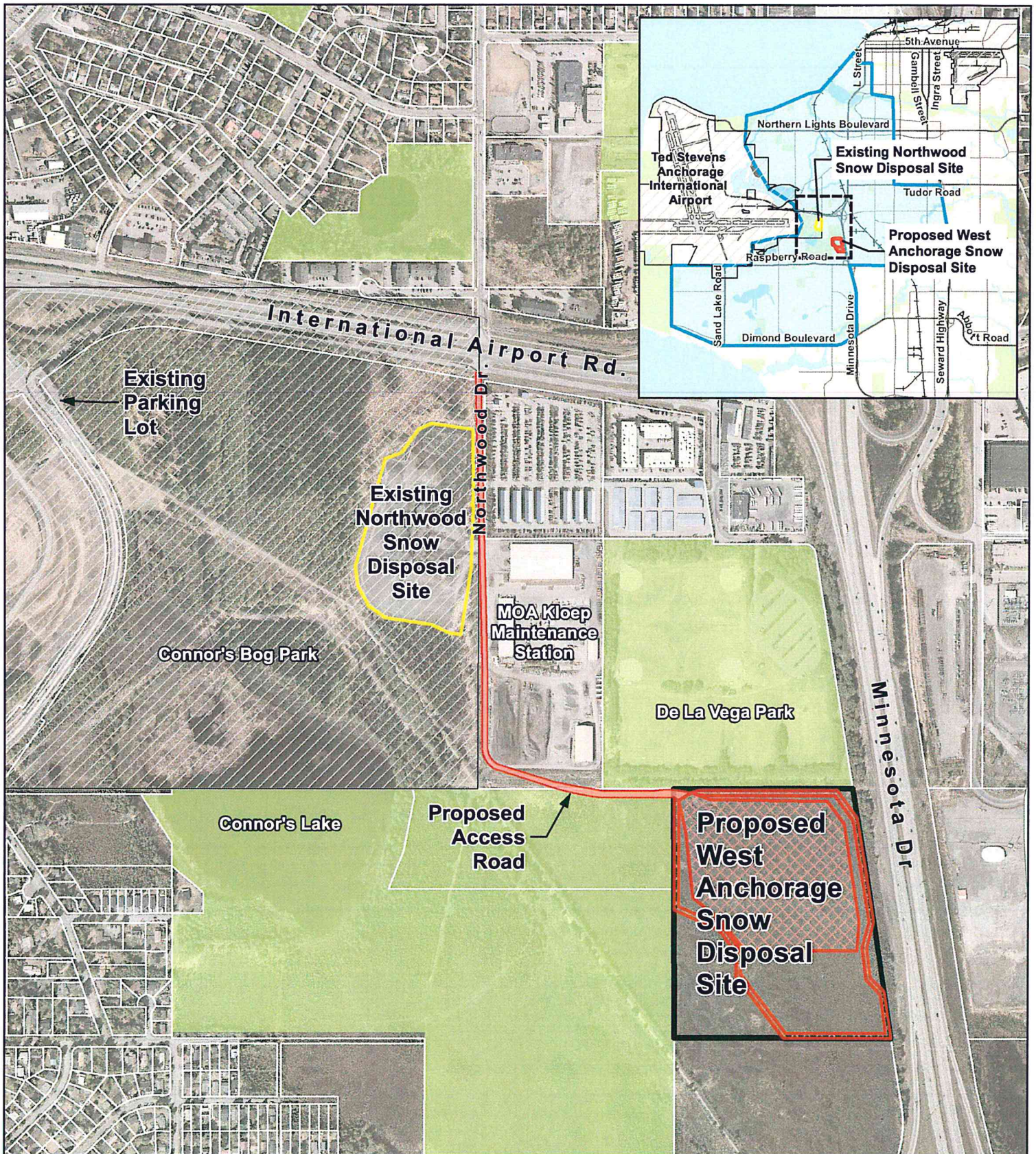
MOA Parks and Recreation Commission held a public hearing on May 13, 2021 to discuss the proposed snow disposal site access road and Resolution No. 2021-04 was approved.

Request

The Project Management & Engineering Department requests concurrence, approval and recommendation of the Intragovernmental Use Permit from the Planning and Zoning Commission in order to proceed with the proposed development of a snow disposal site near Connor's Bog Park.

Attachments

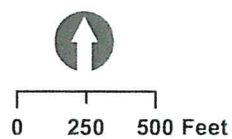
1. Draft Planning and Zoning Commission Resolution in Word format
2. Exhibit A – Location Map
3. Exhibit B – Intragovernmental Use Permit
4. Exhibit C - Parks and Recreation Commission Approved Resolution No. 2021-04



- Project Site
- Proposed West Anchorage Snow Disposal Site
- Proposed Access Road
- Existing Northwood Snow Disposal Site
- TSAIA Property
- Dedicated Parkland

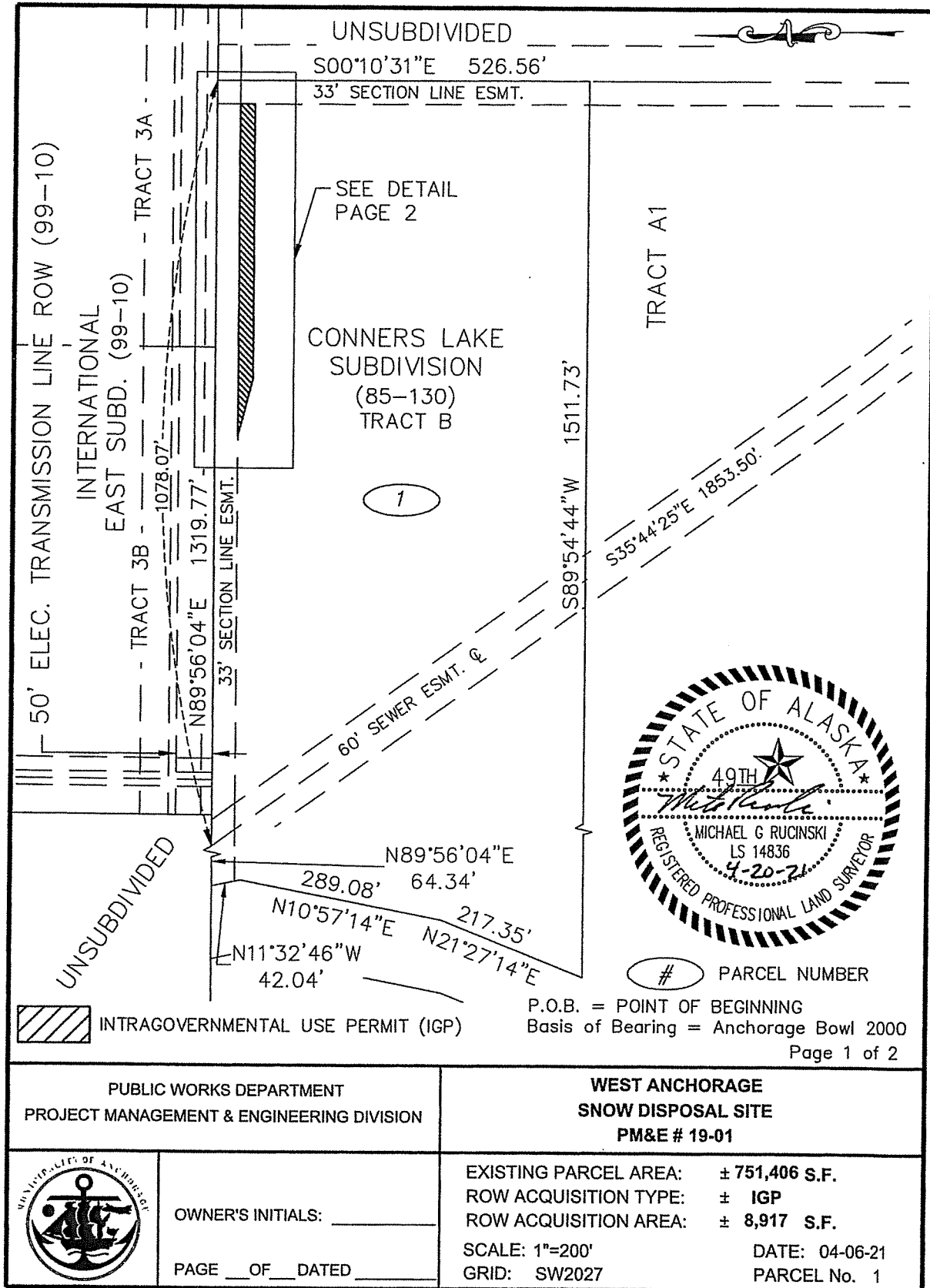
**Please note that the configuration and size of the snow disposal site is subject to change based on the Design Study Report.

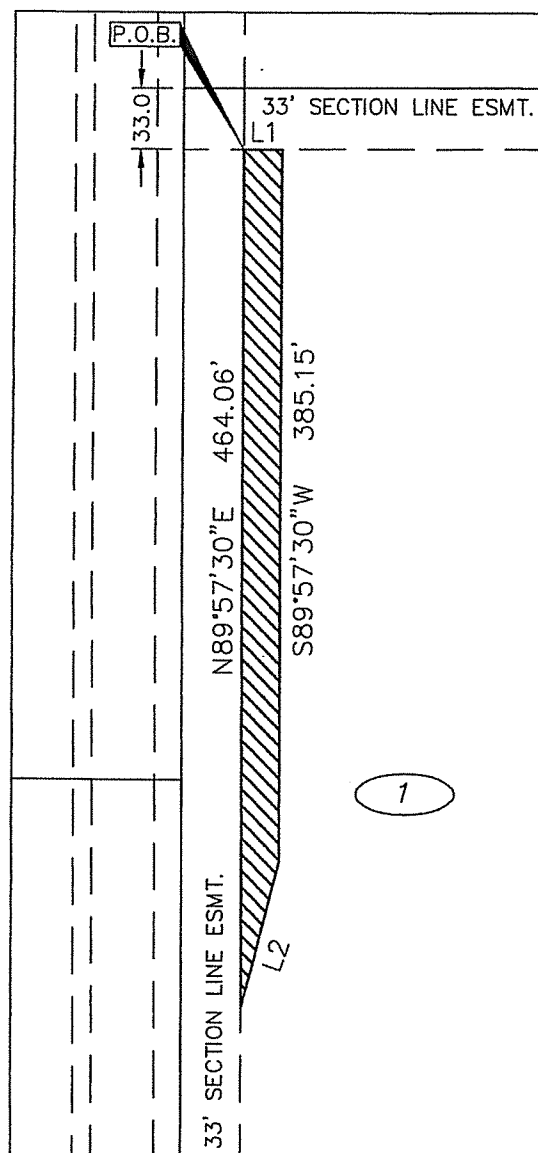
West Anchorage Snow Disposal Site Exhibit A - Location Map



HR







LINE DATA		
LINE	DISTANCE	BEARING
L1	21.00'	S00°10'31"E
L2	81.70'	N75°08'49"W



PARCEL NUMBER

P.O.B. = POINT OF BEGINNING
Basis of Bearing = Anchorage Bowl 2000

 INTRAGOVERNMENTAL USE PERMIT (IGP)

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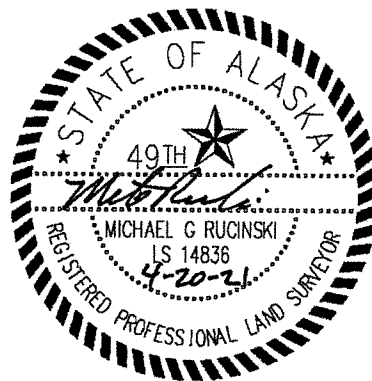
PUBLIC WORKS DEPARTMENT PROJECT MANAGEMENT & ENGINEERING DIVISION		WEST ANCHORAGE SNOW DISPOSAL SITE PM&E # 19-01	
	OWNER'S INITIALS: _____	EXISTING PARCEL AREA: ± 751,406 S.F.	± 751,406 S.F.
	PAGE ____ OF ____ DATED _____	ROW ACQUISITION TYPE: ± IGP	ROW ACQUISITION AREA: ± 8,917 S.F.
		SCALE: 1"=100'	DATE: 04-06-21
		GRID: SW2027	PARCEL No. 1

Parcel No. 1

Conner's Lake Subdivision, Tract B (Plat # 85-130), Anchorage Recording District, State of Alaska

Intragovernmental Permit

Beginning at the northeast property corner, S89°56'04"W on the north property line, a distance of 33.00 feet; thence S00°10'31"E on the west line of section line easement, a distance of 33.00 feet to the TRUE POINT OF BEGINNING; thence S00°10'31"E on the west line of section line easement, a distance of 21.00 feet; thence S89°57'30"W, a distance of 385.15 feet; thence N75°08'49"W, a distance of 81.70 feet; thence N89°57'30"E, a distance of 464.06 feet to the TRUE POINT OF BEGINNING. This easement is to encompass approximately 8,917 square feet.



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2021-_____

A RESOLUTION RECOMMENDING APPROVAL OF AN INTRAGOVERNMENTAL USE PERMIT FOR A PORTION OF TRACT B, CONNOR'S LAKE SUBDIVISION FOR AN ACCESS ROAD TO THE WEST ANCHORAGE SNOW DISPOSAL SITE

(Case: 2021-____; Parcel ID No. 012-041-07)

WHEREAS, a petition has been received from the Municipality of Anchorage Project Management and Engineering (PM&E) Department for review and recommendation for approval in accordance with AMC 25.10.080C for an access road through Connor's Bog Park, Tract B Connor's Lake Subdivision (Plat 85-130) to the proposed west snow disposal site; generally located north of Raspberry Road, east of Connor's Bog Park, west of Minnesota Drive, and south of Javier De La Vega Park and West International Airport Road (Exhibit A); and

WHEREAS, the proposed snow disposal site requires an access road that transverses a portion of Connor's Bog Park; and

WHEREAS, the proposed access road would require an Intragovernmental Use Permit (Exhibit B) to use approximately 8,917 square feet of Connor's Bog Park, a dedicated municipal park of approximately 104 acres in area; and

WHEREAS, the affected area of Connor's Bog Park is primarily a natural area with no developed trails or planned improvements but has some social trails connecting to Javier De La Vega Park; and

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

A. The Commission makes the following findings of fact:

1. The proposal meets the approval criteria of AMC 25.10.080.C. that allows the use of municipal land dedicated to public parks for another municipal use.
2. The Anchorage Parks and Recreation Commission has passed and approved Resolution 2021-04 in support of the proposed use of a portion of Connor's Bog Park for an access road to the West Anchorage Snow Disposal Site (Exhibit C).
3. There has been public outreach for the proposed development which has public support, as well as, staff support.
4. The proposed snow disposal site is needed to support the Municipality's goal of meeting the city's long-term snow removal needs in a cost-effective manner.

B. The Commission recommends approval of an access road to the proposed West Anchorage Snow Disposal Site through Connor's Bog Park, Tract B, Connor's Lake Subdivision (Plat 85-130).

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the _____ day of _____, 2021.

ADOPTED by the Anchorage Planning and Zoning Commission this ____ day of _____, 2021. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Anchorage Board of Adjustment pursuant to the Anchorage Municipal Code 21.30.030.

David R. Whitfield
For Secretary

Chairpersons Name
Chair

(Case 2021-____; Tax ID No. 012-041-07)



Municipality of Anchorage, Alaska
Parks & Recreation Commission

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



Resolution No. 2021-04

Proposed Use of Dedicated Park Lands at Connors Bog Park for Access to the West Anchorage Snow Disposal Site

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

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

WHEREAS, the Anchorage Project Management and Engineering (PM&E) Department is proposing to develop a snow disposal site south of Javier De La Vega Park in the easterly part of Connor's Bog Park (Exhibit A);

WHEREAS, the proposed snow disposal site requires an access road that traverses a portion of Connor's Bog Park;

WHEREAS, the proposed access road would require an Intragovernmental Use Permit (Exhibit B) to use approximately 8,917 square feet of Connor's Bog Park, a municipal park including approximately 104 acres formally dedicated;

WHEREAS, the affected area of Connor's Bog Park is primarily a natural resource area with unpaved and/or social trails used by dog walkers in winter months and connecting to Javier De La Vega Park;

WHEREAS, PM&E agrees to work with the Parks and Recreation Department to offset impacts to trails and visual impacts of the proposed snow disposal site with design features including reconstructing trails, including an improved perimeter trail along the easterly part of the park parallel to Minnesota Drive, landscaping, and other improvements; and

WHEREAS, the Sand Lake Community Council at its meeting of March 8, 2021, considered the proposed snow disposal site and indicated general support; now, therefore,

BE IT RESOLVED, that the Anchorage Parks and Recreation Commission recommends approval of the Intragovernmental Use Permit or other form as appropriate to allow use of a portion of Connor's Bog Park for an access road to the proposed West Anchorage Snow Disposal Site, subject to the process outlined in Anchorage Municipal Code, and incorporation of design features in facility plans to offset trail and visual impacts to the reasonable satisfaction of the Parks and Recreation Department. Such design features shall include but not be limited to berms and landscaping, perimeter trail along Minnesota Drive, and fencing, signage, and other amenities.

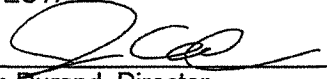
PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 13th day of May, 2021.

Kelly Chang

Digitally signed by Kelly Chang
 Date: 2021.05.14 09:21:33
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Kelly Chang, Chair
 Parks and Recreation Commission

ATTEST:


 Josh Durand, Director
 Parks and Recreation Department