

MUNICIPALITY OF ANCHORAGE MEMORANDUM

DATE: July 19, 2021
TO: Planning and Zoning Commission
THRU: Michelle McNulty, Director, Planning Department
FROM: *FM* Francis McLaughlin, Senior Planner
SUBJECT: Case 2021-0093, Use of municipal parkland

The proposed driveway alignment for the West Anchorage Snow Disposal Site will pass through the northern boundary of Connor's Bog Park. The driveway will be located within an intragovernmental permit that is 464 feet by 21 feet on the northern boundary of Connor's Lake Subdivision, Tract B per Plat 85-130. Connor's Bog Park was dedicated for park or recreation use with the adoption of AO 90-071(S) on October 9, 1990. Since the parcel is municipal parkland, the Planning and Zoning Commission and the Parks and Recreation Commission each must make a recommendation to the Assembly about the driveway location.

AMC 25.10.080, *Use of municipal property for park or recreational purposes*, states:

C. Except as otherwise prohibited by law or by conditions of ownership, the 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.

The Parks and Recreation Commission adopted a resolution recommending approval of the driveway alignment within an intergovernmental use permit with PRC Resolution 2021-04 on May 13, 2021.

The Planning Department has no objection to the proposed driveway location because there is no other viable alternative. Therefore, the Department recommends approval of the intragovernmental use permit, in accordance with AMC 25.10.080C. Attached is a draft Assembly Ordinance.

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

ANCHORAGE, ALASKA

AO No. 2021-

1 AN ORDINANCE AUTHORIZING THE USE OF A PORTION OF MUNICIPAL
2 PROPERTY WITHIN THE DEDICATED CONNOR'S BOG PARK FOR AN
3 INTRAGOVERNMENTAL USE PERMIT THAT IS 464 FEET BY 21 FEET ON
4 THE NORTHERN BOUNDARY OF CONNOR'S LAKE SUBDIVISION, TRACT
5 B, PER PLAT 85-130, IN ACCORDANCE WITH AMC 25.10.080C.;
6 GENERALLY LOCATED SOUTH OF WEST INTERNATIONAL AIRPORT
7 ROAD, WEST OF MINNESOTA DRIVE, NORTH OF RASPBERRY ROAD, AND
8 EAST OF THE NORTHWOOD DRIVE RIGHT-OF-WAY ALIGNMENT, IN
9 ANCHORAGE.

10
11 (Sand Lake Community Council) (Planning and Zoning Commission Case 2021-0093)
12

13 **WHEREAS**, the Municipality of Anchorage Project Management and Engineering
14 Department seeks authorization for the use of municipal property dedicated as
15 Connor's Bog Park for an intergovernmental use permit, in accordance with AMC
16 25.10.080C.
17

18 **WHEREAS**, the intergovernmental use permit is 464 feet by 21 feet on the
19 northern boundary of Connor's Lake Subdivision, Tract B, per Plat 85-130, for a
20 driveway to the West Anchorage Snow Disposal Site.
21

22 **WHEREAS**, the purpose of the authorization is to construct a driveway from
23 Northwood Drive and the Kloop Street Maintenance Facility to a new snow
24 disposal site in West Anchorage.
25

26 **WHEREAS**, the affected area of Connor's Bog Park is primarily a natural area
27 with no developed trails or planned improvements, but has some social trails
28 connecting to Javier De La Vega Park.
29

30 **WHEREAS**, the Parks and Recreation Commission and the Planning and Zoning
31 Commission have both adopted resolutions recommending authorization for the
32 intragovernmental use permit.
33

34 THE ANCHORAGE ASSEMBLY ORDAINS: 35

36 **Section 1.** That the Municipality of Anchorage Project Management and
37 Engineering Department is hereby authorized the use of a portion of municipal
38 property within the dedicated Connor's Bog Park for an intragovernmental use
39 permit that is 464 by 21 feet on the northern boundary of Connor's Lake
40 Subdivision, Tract B, per Plat 85-130, in accordance with AMC 25.10.080C.
41

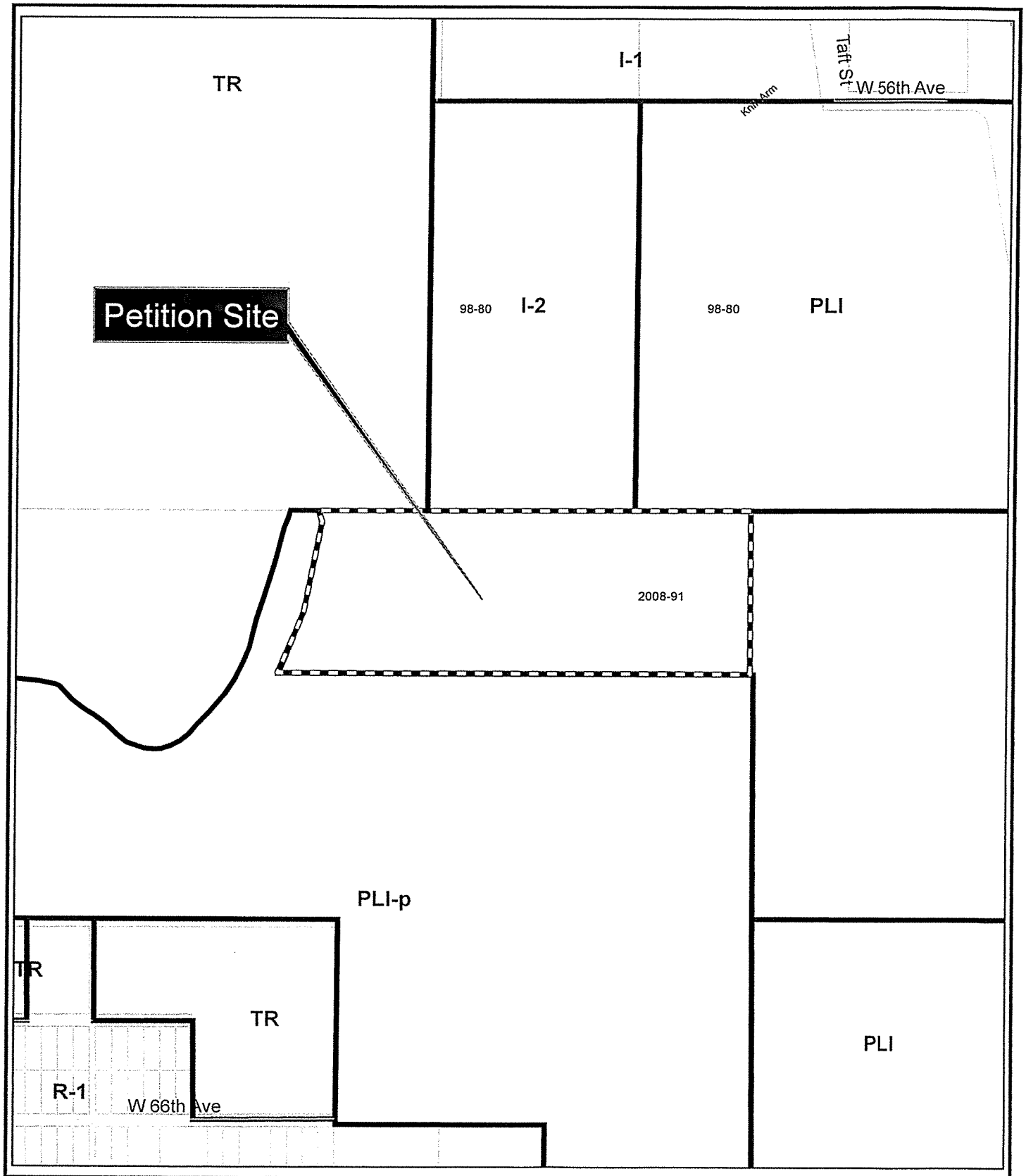
42 **Section 2.** This Ordinance shall be effective immediately upon passage and
43 approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____
day of _____ 2021.

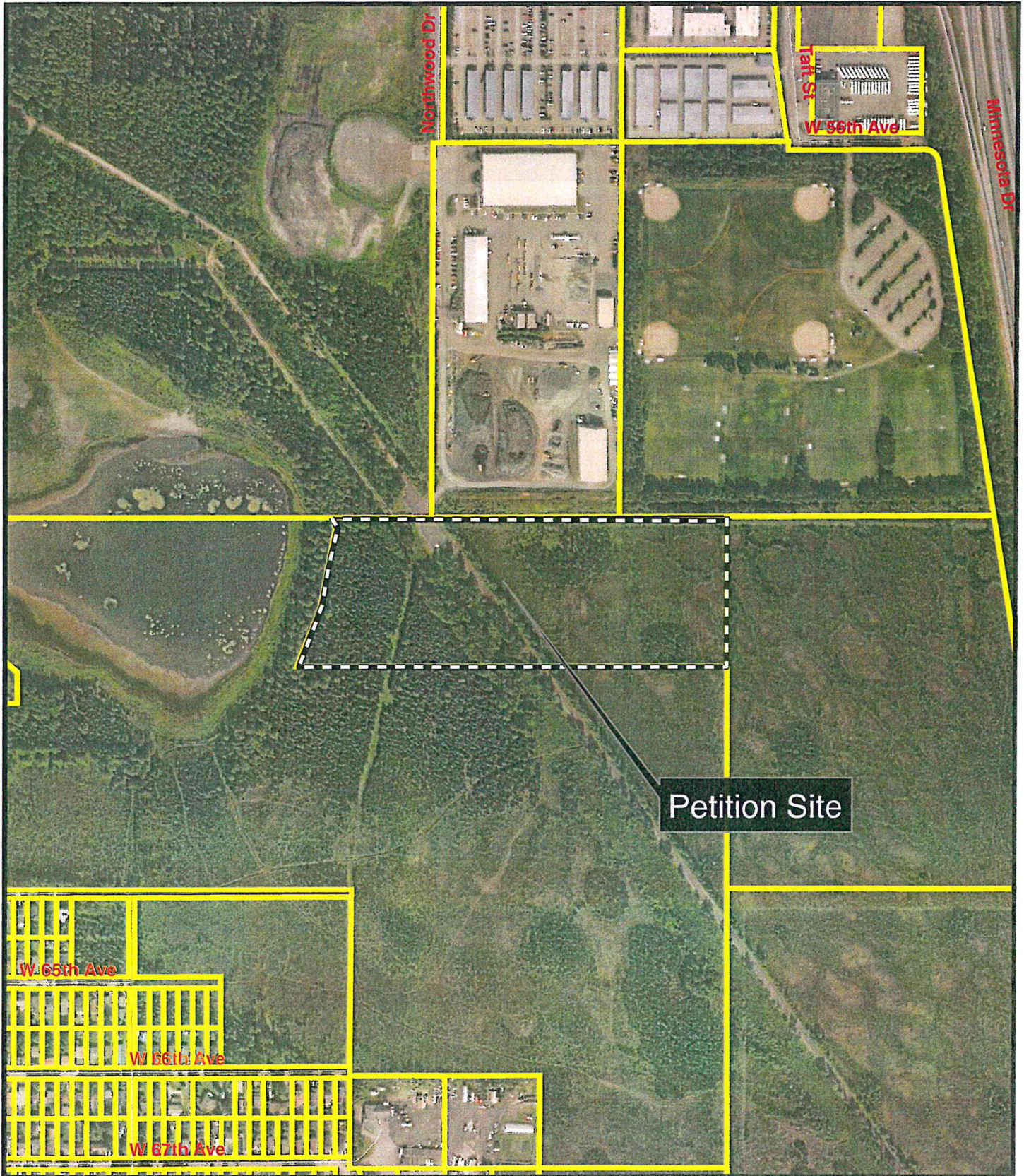
Chair of the Assembly

ATTEST:

Municipal Clerk



2021-0093



Application

Application



**Municipality of Anchorage
Project Management and Engineering**



MEMORANDUM

DATE: May 17, 2021

TO: David Whitfield, Current Planning Manager

THRU: Kent Kohlase, P.E., Director *KK*

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

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 90-146 on June 25, 1991. The Anchorage Assembly overrode the Mayor's subsequent veto of AO 90-146 on July 16, 1991. 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

**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

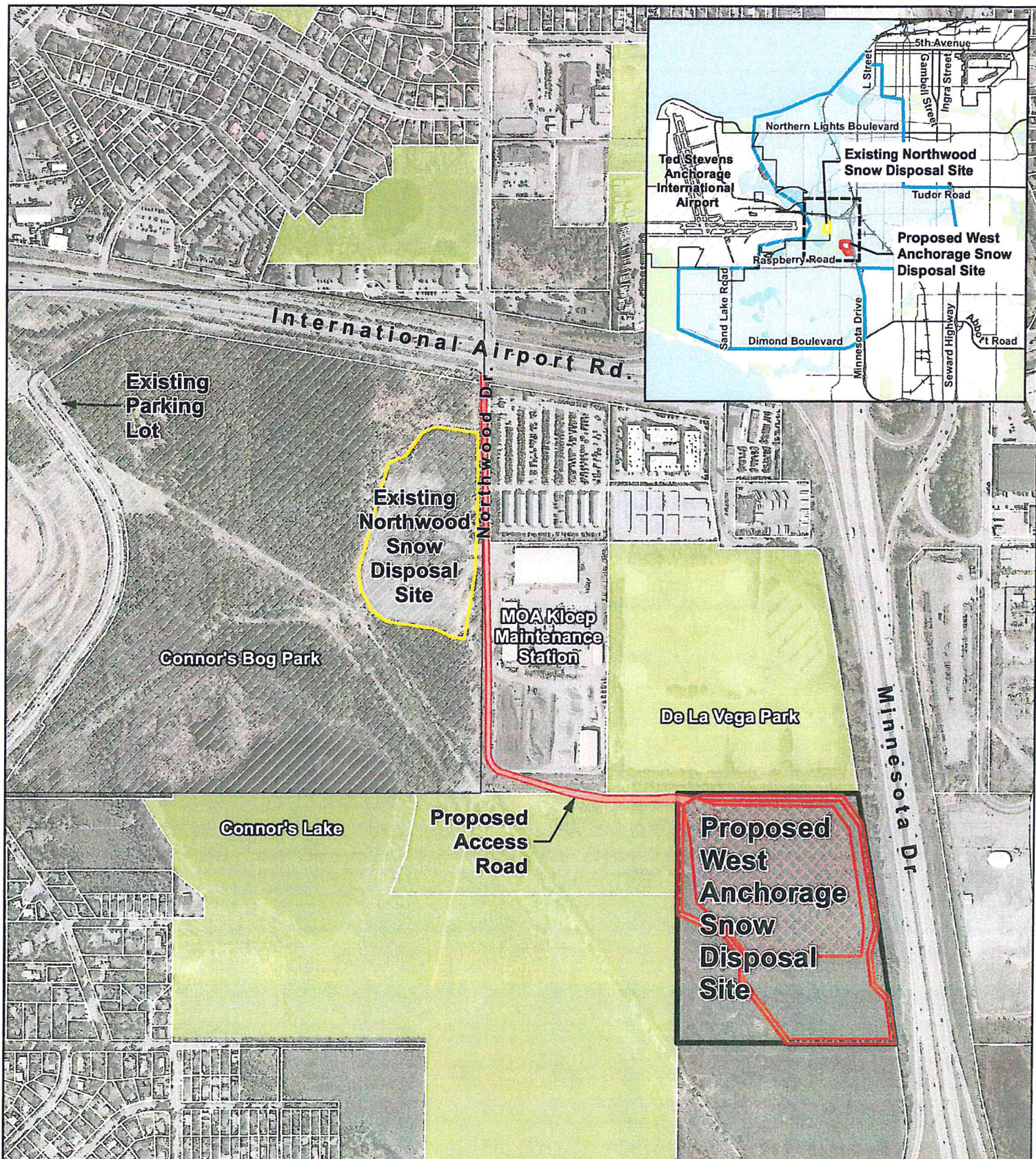
WHEREAS, the proposed access road would require an Intragovernmental Use Permit (Exhibit B) to use approximately 8,917 square feet of Connor's Bog Park, a dedicated municipal park of approximately 104 acres in area; and

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).

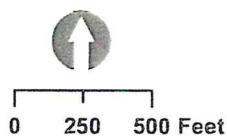
PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the _____ day of _____, 2021.

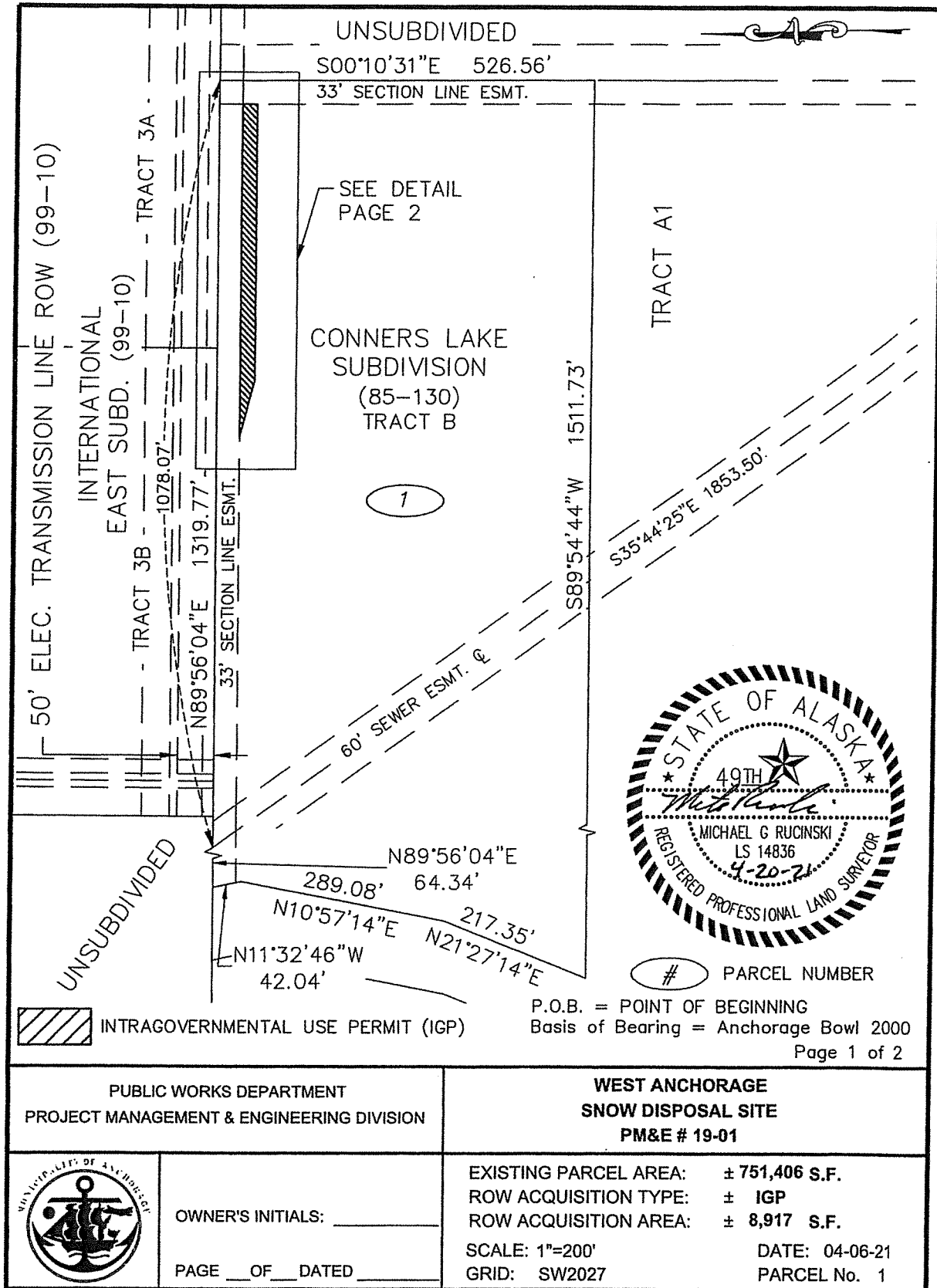


-  Project Site
-  Proposed West Anchorage Snow Disposal Site
-  Proposed Access Road
-  Existing Northwood Snow Disposal Site
-  TSAIA Property
-  Dedicated Parkland

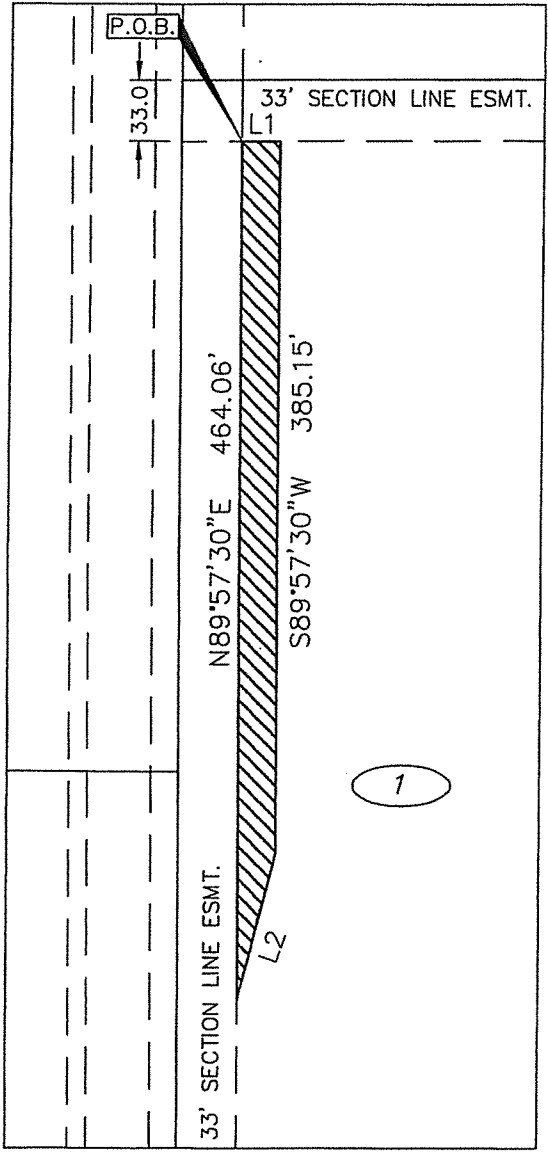
**Please note that the configuration and size of the snow disposal site is subject to change based on the Design Study Report.

West Anchorage Snow Disposal Site Exhibit A - Location Map









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)

Page 2 of 2

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.	
	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, 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
-08'00'

Kelly Chang, Chair
Parks and Recreation Commission

ATTEST:

Josh Durand, Director
Parks and Recreation Department

Departmental and Public Comments

Kimmel, Corliss A.

From: McGee, Lynn M.
Sent: Tuesday, July 6, 2021 2:47 PM
To: Stewart, Gloria I.
Cc: Blake, Lori A.; Kimmel, Corliss A.
Subject: RE: Replacement Links: S12627;2021-0057,0058,0093;2021-0063;2021-0007,0008

Gloria:

RECEIVED

All:

JUL 06 2021

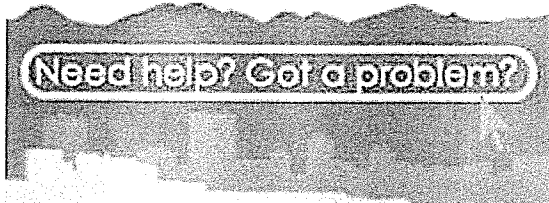
ROW has the following comments by case number:

12627 ROW has no comment or objections on the proposed action.
2021-0057 ROW has no comment or objections on the proposed action.
2021-0058 ROW has no comment or objections on the proposed action.
2021-0093 ROW has no comment or objections on the proposed action.
2021-0063 ROW has no comment or objections on the proposed action.
2021-0007 ROW has no comment or objections on the proposed action.
2021-0008 ROW has no comment or objections on the proposed action.

Regards,

Lynn McGee
Senior Plan Reviewer
Right of Way Section
lynn.mcgee@anchorageak.gov
Office: 343-8226
Fax: 249-7340

#ANCWORKS!
An online tool for Anchorage



From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Monday, June 21, 2021 12:05 PM

MEMORANDUM

DATE: June 30, 2021

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

FROM: Alex Prosak, P.E., Civil Engineer II, Planning Section, AWWU

RE: Zoning Case Comments

Hearing date: July 19, 2021

Agency Comments due: June 21, 2021

RECEIVED

JUN 29 2021

AWWU has reviewed the materials and has the following comments.

2021-0057 T12N R4W, SECTION 1 NW4NW4 PTN, Comprehensive Plan Amendment to change the land use designation of a parcel of land from "Park or Natural Area" to "Community Facility or Institution", Grid SW2028

1. AWWU water and sanitary sewer are not available to this parcel.
2. AWWU has no objection to this land use designation modification request.

2021-0058 T12N R4W, SECTION 1 NW4NW4 PTN, Request to rezone a parcel of land from TR (Transition) District to PLI (Public Lands and Institutions) District., Grid SW2028

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

2021-0093 CONNOR'S LAKE, TRACT B, Request to use a portion of municipal parkland for an Intergovernmental Use Permit in accordance with AMC 25.10.080C, Grid SW2027

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

2021-0063 DEVCO TRACT NO. 1, LOT 1A, Request for a Non-Public Hearing Site Plan Review (per AO 94-168) to formalize fueling station use on a parcel of land, Grid SW1829

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





THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and
Public Facilities

DIVISION of PROGRAM DEVELOPMENT and STATEWIDE PLANNING
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907.269.0520
Fax: 907.269.0521
dot.alaska.gov

RECEIVED

June 22, 2021

JUN 22 2021

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

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:

- **2021-0057: Township 12 North, Range 4 West, Section 1 NW4NW4 PTN**
- **2021-0093: Tract B, Connor's Lake Subdivision**
- **2021-0063: Lot 1A, Devco Tract No.1**
- **2021-0007: Township 12 North, Range 3 West, Section 21 Lots 15, 18, 19, & 20; Pearce Subdivision, Lots 17A & 17B**
- **2021-0008: Township 12 North, Range 3 West, Section 21 Lots 15, 18, 19, & 20; Pearce Subdivision, Lots 17A & 17B**

Comments that apply to all applications accessing DOT facilities:

*These comments may or may not be specifically listed in a comment for an application, but each still apply.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all ADOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269 – 0522 or shawn.gardner@alaska.gov.

"Keep Alaska Moving through service and infrastructure."



Municipality of Anchorage, Alaska
Parks & Recreation Department

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355
URL www.muni.org/departments/parks



MEMORANDUM

Date: September 10, 2020

To: Parks & Recreation Commission

Cc: Steve Rafuse, Parks Superintendent

From: Parks and Recreation Department

Project: **PRC 2020-17 – West Anchorage Snow Disposal Site Selection**

The MOA Project Management and Engineering (PM&E) Dept. has issued a Draft Site Selection Study to find a site for a new snow storage facility to replace the existing Northwood Snow Disposal Site, located in the north part of Connors Lake Park (Connors Bog). The Northwood Site is on State of Alaska land managed by the Department of Transportation and Public Facilities/Ted Stevens Anchorage International Airport. A lease for this site has been negotiated annually and the property is not available for continued long-term use. The draft study recommends a new site in the easterly portion of Connors Lake Park adjacent to Javier De La Vega Park and accessible from the nearby Kloop Station maintenance facility. (An aerial photo of the site vicinity is attached.)

Records indicate that the preferred alternative site was acquired by the Municipality circa 1990 and was transferred to Parks and Recreation Dept. management in 2005. This area is predominantly undeveloped natural open space. The Parks & Recreation Department has no current plans for developing this area. The identified tract of land is not formally dedicated for long-term park and recreation purposes.

The attached draft study describes the site selection process, explaining the criteria used and the alternative sites that were considered, summarizing the public outreach effort, and summarizing the evaluation that resulted in the preferred alternative. Sites that were evaluated are shown on Fig. 5 and listed in Table 1 of the study.

PM&E identified 19 sites initially that met three basic criteria:

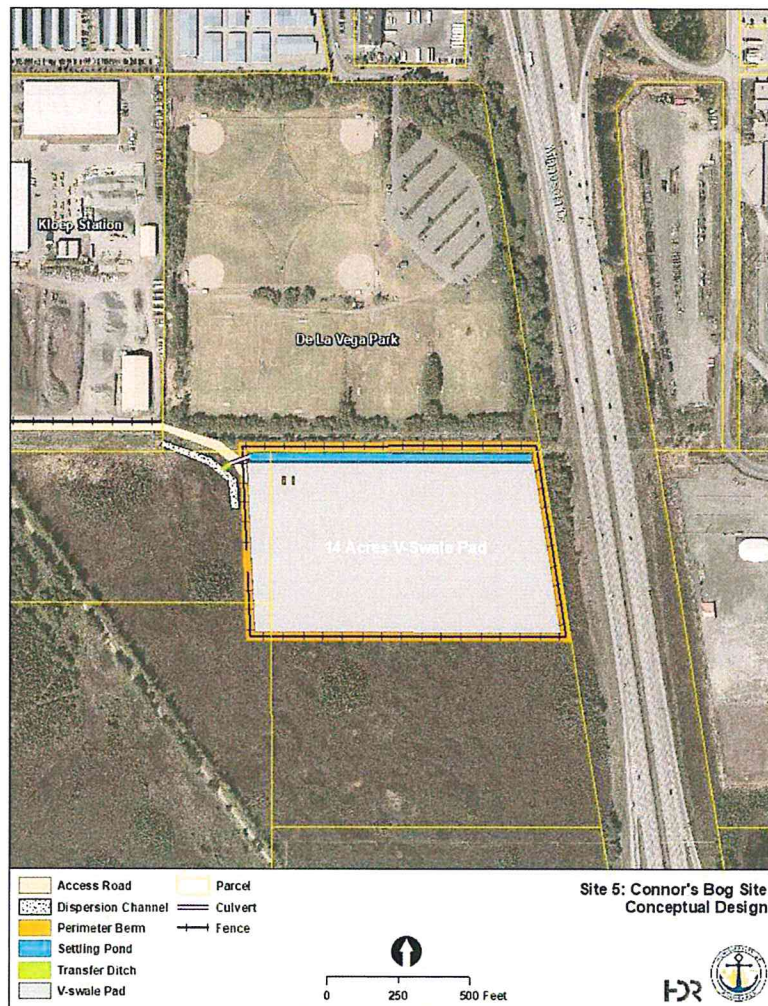
1. A minimum of 10 acres of unused land, and ideally at least 15 acres
2. Located within the West Anchorage Snow Disposal Service Area
3. Located on undeveloped, vacant land

Further site evaluation was based on nine additional criteria:

1. Located to allow 24-hour-per-day, 7 days a week hauling
2. Zoned in an area that will allow snow disposal
3. Provides site access along larger collector or arterial roads
4. Available for long-term lease, purchase, or otherwise available for permanent use
5. Receiving water capacity for snow melt runoff
6. Impacts on neighborhoods and surrounding residential areas
7. Impacts on wetlands
8. Impacts on park lands
9. Permitting requirements

PM&E found two sites to best meet the criteria: 1) the Connors Lake Park site; and, 2) a site on MOA property known as Strawberry Bog, managed by the Heritage Land Bank, located south of Raspberry Road near Minnesota Drive. The Connors Lake Park site was preferred because of lower expected impacts on residential neighbors, particularly noise and vehicle traffic, from 24/7 snow storage operations.

The Connors Lake Park site is approximately 1800 ft. from the nearest residences, compared to approximately 800 ft. for the Strawberry Bog site. A comparison of these two sites is in Table 2 of the draft study (p. 22).



The main entrance to Connors Lake Park and trailhead is located off of Jewel Lake Rd, on the west side of the park. Most off-leash dog activity is centered in that area while other areas of the park are traversed by numerous official and social trails.

The subject portion of Connors Lake Park is not heavily used compared to the area to the west, mainly west of an AWWU sewer utility corridor and closer to the lake. Currently a fence and lower elevation separate the subject area from Javier De La Vega Park. Overhead electrical transmission lines also traverse the area along the boundary between the two parks.

Most of Connors Lake Park including the snow disposal site is Class A wetlands providing habitat and other natural resource values and passive recreation opportunities. The continued permitting process will include evaluation and mitigation of water quality impacts from the necessary fill material, runoff from the accumulated snow, and expected contamination of deposited snow. Other potential concerns include possible air quality impacts to adjoining park users from dust associated with snow disposal sites.

The Parks and Recreation Department understands that the project is subject to further review for compliance with AMC Title 21 standards to address visual and other environmental impacts. (See attached excerpt from Title 21 for reference.)

PM&E proposes possible measures to mitigate or offset potential impacts to the park and park users for loss of this park area and use as a snow disposal site. Mitigation may include pavement and lighting for the existing Conner's Lake Park parking area, enhanced vegetative screening, and other amenities.

The Parks & Recreation Department intends to work with the Project Management and Engineering Dept. to identify and implement suitable mitigation measures if the project is approved by the Assembly and other agencies.

Given the demonstrated public need for adequate snow disposal capacity in West Anchorage, the Parks and Recreation Department supports the proposed use of the area of Connors Lake Park provided the project adequately addresses potential environmental impacts and provides appropriate mitigation for the long-term benefit of park users.

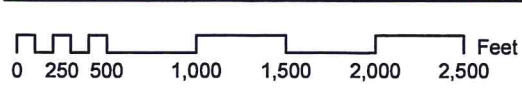
Attachments:

West Anchorage Snow Disposal DRAFT Site Selection Study, August 2020

Aerial image of Connors Lake Park area

Excerpt from AMC Title 21 regarding snow disposal site standards

Cc: Kent Kohlhase, P.E., Director, PM&E
Melinda Tsu, P.E., Project Manager, MOA PM&E
Julie Makela, P.E., Project Administrator MOA PM&E



Wetlands
 A - High Valuation
 B - Moderate Valuation
 C - Low Valuation

West Anchorage Snow Disposal Site Selection

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Acting Mayor Austin Quinn-Davidson

RECEIVED

JUN 21 2021

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: June 18, 2021

TO: Elizabeth Appleby, Senior Planner
Francis McLaughlin, Senior Planner

FROM: Judy Anunciacion, Private Development Engineer

SUBJECT: PZC Case 2021-0093

Case 2021-0093 Request to use a portion of municipal parkland for an Intergovernmental Use Permit in accordance with AMC 21.10.080C.

Department Recommendations: The Private Development Section has no objection the request to use a portion of municipal parkland for an Intergovernmental Use Permit in accordance with AMC 21.10.080C.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: June 18, 2021

TO: Dave Whitfield

FROM: Steven Ellis

SUBJECT: Comments from Watershed Management Services

RECEIVED

JUN 18 2021

Watershed Management Services (WMS) has the following comments for the July 19, 2021, Planning and Zoning Commission meeting.

2021-0093, A request to use a portion of municipal parkland for an Intergovernmental Use Permit in accordance with AMC 25.10.080.C. WMS supports this request in order to further the development of the West Anchorage Snow Site.

Historical Information

Submitted by: Chairman of the Assembly
at the Request of the Mayor
Prepared by: Cultural & Recreational
Services
For reading: September 25, 1990

AMENDED AND APPROVED

Date: 10-9-90

ANCHORAGE, ALASKA
AO NO. 90-71 (S)

AN ORDINANCE DEDICATING CERTAIN MUNICIPAL LANDS FOR PARK OR
RECREATIONAL PURPOSES

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The municipally owned real property listed in
Section 2 below is hereby dedicated for permanent or
long-term park or recreational purposes pursuant to the
provisions of Anchorage Municipal Code 25.10.080.

Section 2.

1. Anchorage Town Square Park

Location: Between 5th & 6th Avenues on 'E' Street
Legal: Lot 7A, Blk 51, Anchorage Original Townsite,
excluding the easterly 10'

Tax Code #: 002-101-38

Legal: Lot 6B, Blk 51, Anchorage Original Townsite

Tax Code #: 002-101-37

Legal: Lot 2, Blk 51, Anchorage Original Townsite

Tax Code #: 002-101-21

Legal: Lot 3, Blk 51, Anchorage Original Townsite

Tax Code #: 002-101-22

Legal: Lot 4, Blk 51, Anchorage Original Townsite

Tax Code #: 002-101-23

Total Acres: 1.71

2. Alderwood Park (Ptn of)

Location: Dogwood Street & Elm Street

Legal: Lots 2B & 3 Blk 15A, Government Hill Subd.

Tax Code #'s: 002-047-07 & 08

Total Acres: .58

3. Baxter Bog Park (add to)

Location: Adjacent to Baxter Elementary School

Legal: Tract B2, Baxter Heights Subd.

Tax Code #: 007-171-39

Total Acres: 4.10

1. 4. Bentzen Lake Park
2. Location: Northwood Drive near International Airport
3. Rd
4. Legal: Tract A, Bentzen Subd., Add. No. 8, Plat No.
5. 76-216
6. Tax Code #: 010-314-56
7. Total Acres: 10.53
8.
9. 5. Campbell Park (Campbell Creek Greenbelt) add to
10. Location: E. 46th Avenue & Wright Street
11. Legal: Government Lot 32 Section 33, T12N, R3W S.M.
12. Tax Code #: 008-042-23
13. Total Acres: 2.02
14.
15. 6. Carl Park (Little Rabbit Creek Greenbelt)
16. Location: Carl Street & Francesca Drive
17. Legal: "Greenbelt & Picnic", Rabbit Creek View Subd.,
18. Plat No. 70-133
19. Tax Code #: 020-032-03
20. Total Acres: .83
21.
22. 7. Clay Park
23. Location: Clay Products Drive & W. 25th Avenue
24. Legal: Lot 10B, Simpson Homestead Subd., Plat No.
25. P-48A
26. Tax Code #: 001-212-12
27. Total Acres: 1.21
28.
29. 8. Connors Bog Park
30. Location: Minnesota Drive near Raspberry Rd.
31. Legal: Tracts A-1 & B, Connors Lake Subd., Plat No.
32. 85-130, excluding a 30' wide strip north of the
33. northern edge of the existing West 64th Avenue
34. R.O.W.
35. Tax Code #'s: 012-041-06 & 07
36. Total Acres: 104.07
37.
38. 9. DeLong Lake Park (Ptn of)
39. Location: Jewel Lake Rd at DeLong Lake
40. Legal: Lot 9, McGill Subd. No. 3, Plat P-166A, SAVE &
41. EXCEPT that portion conveyed to the State of
42. Alaska by deed recorded June 12, 1963, in Book
43. 261 at Page 29.
44. Tax Code #: 011-011-44
45. Total Acres: 3.70
46.
47. 10. Earl & Muriel King Park
48. Location: 12th Avenue & 'A' Street
49. Legal: Lots 1 thru 6 Blk 15D, Third Addition
50. Tax Codes: 002-138-01 thru 06
51. Total Acres: .90
52.
53.
54.
55.

72. Girdwood Town Square Park

Location: Between Hightower Rd & Holmgren Place
Legal: Lot 23, Blk 1, New Girdwood Townsite, Alaska
Subd., excluding the eastern 10' of the access
from Hightower Road
Tax Code #: 075-071-25
Total Acres: .82

73. Girdwood Town Square Buffer Park

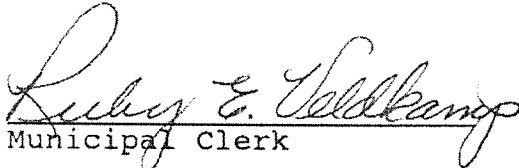
Location: Hightower Rd & Alyeska Rd
Legal: Tract A, New Girdwood Townsite, Alaska Subd
excluding the eastern 10' of the parcel
Tax Code #: 075-071-02
Total Acres: .32

Section 3. *See Below

PASSED AND APPROVED by the Anchorage Assembly this 9th
day of October, 1990.


Chairman

Attest:


Municipal Clerk

*Municipal Utilities will be given grandfather easement rights to any land
within parcels described in the ordinance upon which there are existing
Utility facilities as of the effective date of this ordinance.

PT/vg

DEDICATNLST/CRS2/vg

