



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: May 7, 2021

To: Parks & Recreation Commission

Through: Steve Rafuse, Parks Superintendent

From: Parks and Recreation Department

Subject: **PRC 21-06** – Proposed Use of Dedicated Park Lands at Connors Bog Park for Access to the West Anchorage Snow Disposal Site

INTRODUCTION

The MOA Project Management and Engineering Department is proposing to use a section of Connors Bog Park to construct an access road to serve the proposed new West Anchorage snow disposal site. The subject area is 8,917 sq. ft. within a formally dedicated part of the park. Under AMC Title 25 use of dedicated park land for another municipal public purpose requires review by the Parks & Recreation Commission and Planning and Zoning Commission as well as approval by the Anchorage Assembly.

Additional information from PM&E about the access request is attached.

Information about the proposed snow disposal site was presented to the Parks & Recreation Commission at its meeting Sept. 10, 2020. The main part of the snow disposal facility is proposed for approximately 14-20 acres of an adjoining tract of undeveloped natural resource use park land that is not formally dedicated. The area does, however, support several unpaved and/or social trails that would be lost as a result of the facility development. Previously it was noted that the affected park land is Class A wetlands, and that use of this area would entail mitigation in order to obtain a required federal wetlands permit. Since then PM&E has determined that a wetland permit is not required from the Corps of Engineers under new regulations. Information previously presented is attached for reference.

Parks & Recreation understands that the proposed access route is the most direct route according to the design engineers to facilitate access while minimizing traffic impacts and impacts to the land. The proposed route uses the existing route extended to the new snow disposal site, avoids existing electric transmission poles and direct impact to adjoining Javier de la Vega Park, and minimizes impacts to wetlands and irregular topography. However, the proposed access cuts through the trail connection between Connors Lake Park and Javier de la Vega Park, shown on the Areawide Trails Plan. The proposed facility and access create a substantial barrier between the two parks, leaving a connection along the easterly boundary the most feasible for future use.

To mitigate this impact as well as to offset to some extent the use of park land for the disposal site itself, PM&E proposes certain design features for the facility, as well as some amenities to enhance Connors Bog Park.

Specifically, the snow disposal facility would include berms and landscaping to reduce visual impact, and an improved perimeter trail connecting to Javier de la Vega Park.

In addition, proposed amenities include:

- Fencing for safety and access control along the disposal site and access road and possibly along Jewel Lake Road

- Wayfinding and interpretive signage/kiosks
- Benches

The Parks & Recreation Dept. had encouraged additional enhancements to Connors Bog Park, specifically paving and lighting for safety and convenience at the park entrance, to mitigate the significant loss of park open space. PM&E has determined that lighting in particular presents significant challenges and appears to be infeasible at this time. The Parks Dept. continues to encourage investigation of possible solutions to this challenge for the benefit of park visitors.

STAFF RECOMMENDATION

The Parks and Recreation Department recommends that the Parks & Recreation Commission adopt the attached Resolution recommending that the Assembly approve the use of approximately 8,917 sq. ft. of dedicated park land for access to the proposed snow disposal facility.

Attachments

Memorandum from Parks & Rec. Dept. to PRC 9/10/20
with attachments excluding Draft Site Sel. Study (8/20)
Minutes (excerpt) from PRC Meeting of 9/10/20
Memorandum from PM&E to Parks & Rec. 4/20/21
Memorandum from PM&E to Parks & Rec. 4/23/21
Exhibit A—Location Map
Exhibit B—Diagrams of Affected Dedicated Park Area
Map Details of Existing and Proposed Trails in Vicinity

LINKS

[West Anchorage Snow Disposal Project Website--Final Site Selection Study \(link\)](#)

[West Anchorage Snow Disposal--Final Site Selection Study](#)

Cc: Melinda Tsu, Project Management & Engineering



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, Chair
Parks and Recreation Commission

ATTEST:

Josh Durand, Director
Parks and Recreation Department



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:

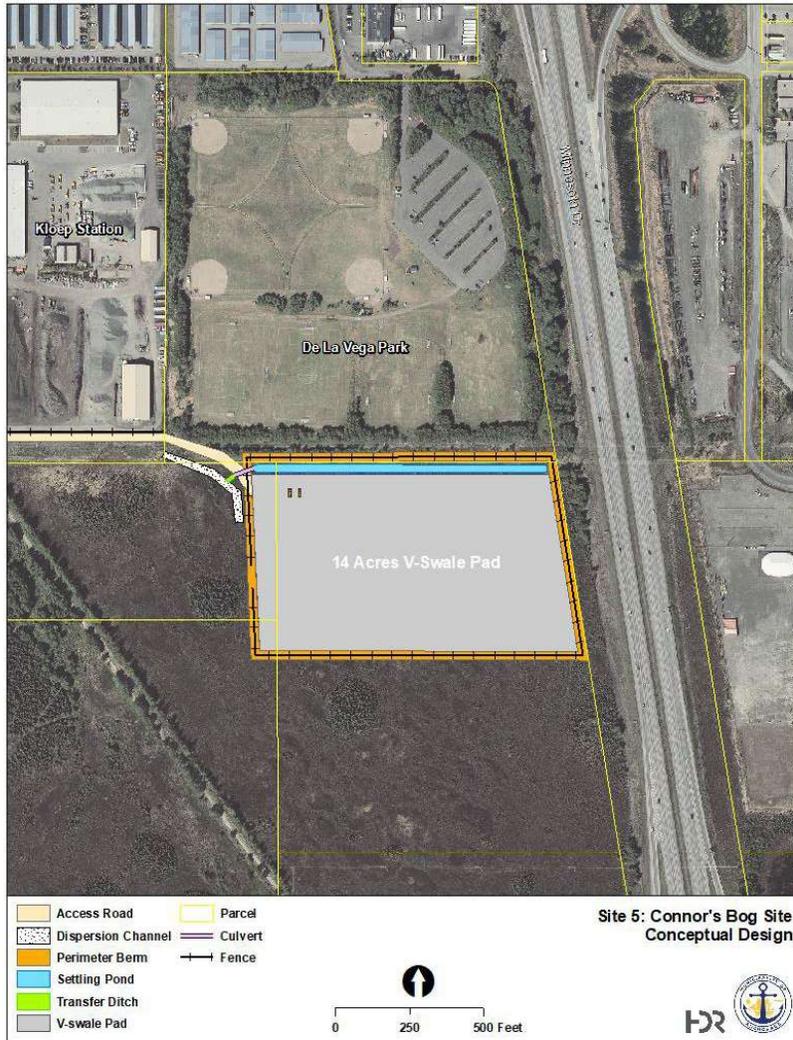
1. A minimum of 10 acres of unused land, and ideally at least 15 acres
2. Located within the West Anchorage Snow Disposal Service Area
3. Located on undeveloped, vacant land

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.

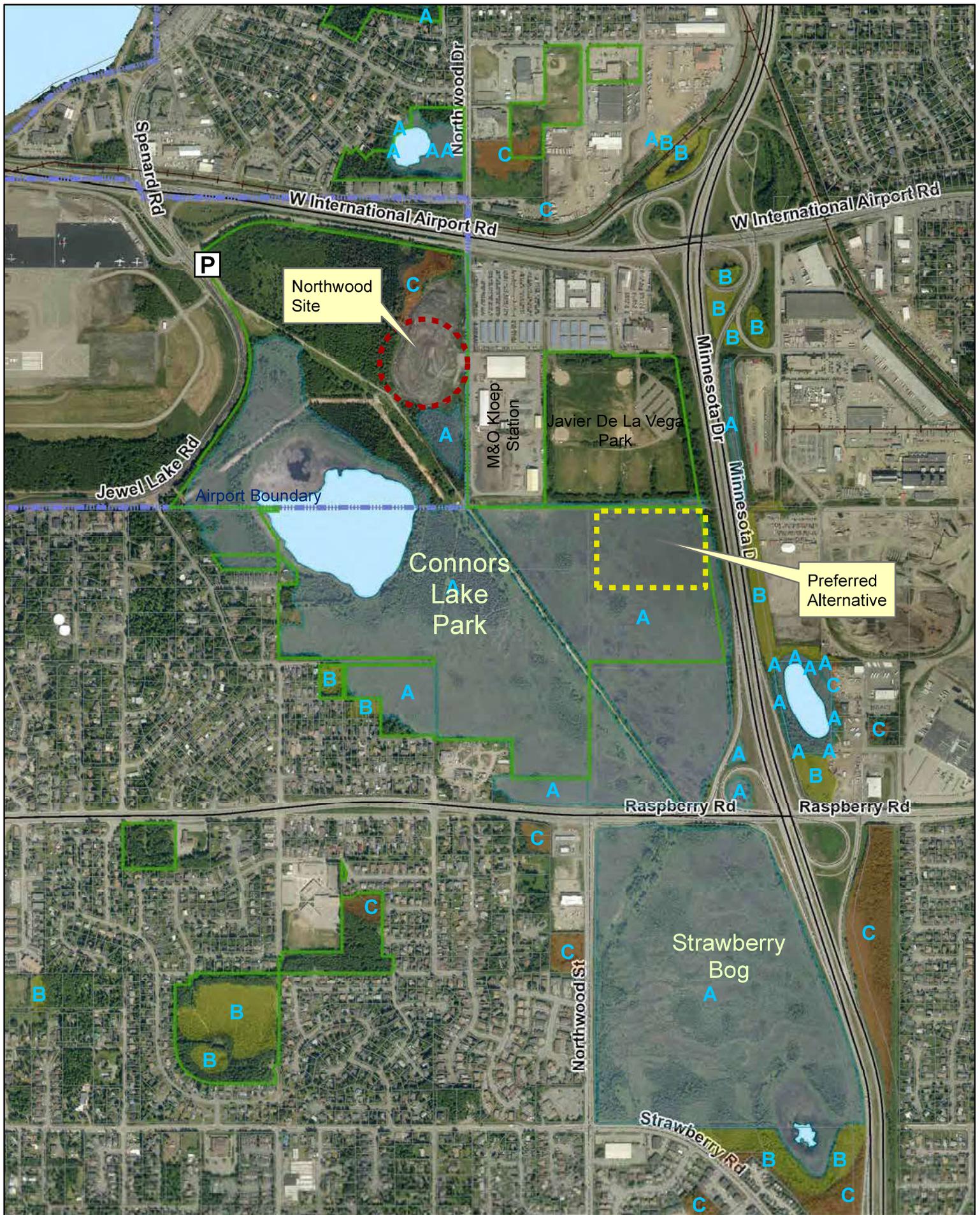
Attachments:

West Anchorage Snow Disposal DRAFT Site Selection Study, August 2020

Aerial image of Connors Lake Park area

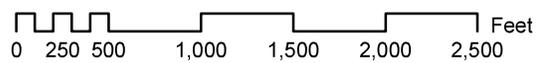
Excerpt from AMC Title 21 regarding snow disposal site standards

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



Northwood Site

Preferred Alternative



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

West Anchorage Snow Disposal Site Selection

8. *Snow disposal site.*

- a. *Definition.* An area used for the concentrated storage and disposal of snow transported to that site from other locations. For the purposes of this section, an entire airport district is considered a single location.
- b. *Use-specific standards.*
 - i. *Location.* Snow disposal sites shall be located at least 25 feet from a class A or class B wetland, and at least 100 feet from a stream or water body.
 - ii. *Dimensional standards.* Notwithstanding the general dimensional requirements of Chapter 21.06, the following specific standards shall apply to this use.
 - (A) *Minimum lot size.* The minimum lot size shall be 36,000 square feet, unless otherwise established by the planning and zoning commission. Abutting smaller lots in common ownership may be considered in aggregate to achieve the minimum lot size. With a recorded joint use agreement, abutting smaller lots with multiple owners may be considered in aggregate to achieve the minimum lot size.
 - (B) *Maximum height of snow piles.* The maximum height of snow piles shall be 35 feet where the snow storage operations area is within 500 feet of a residential district, unless the snow pile and the residential district are separated by the Alaska Railroad main line corridor, or a freeway or expressway as classified on the Official Streets and Highways Plan. In that case, and in all other areas, the maximum height of snow piles shall be the height limit of the zoning district.
 - (C) *Minimum setback requirement.* The minimum setback of snow piles shall be 25 feet if adjacent to a public right-of-way or to an industrial zoning district, and 50 feet if adjacent to a non-industrial zoning district.
 - iii. *Snow storage area.* The snow storage area shall be well defined on-site in order to prevent storage of snow on adjacent properties or landscaped areas. This may be accomplished through location, landscaping, fencing, and/or signs.
 - iv. *Screening fence or berm.* An earthen berm or a screening structure, either at least six feet high, shall be constructed within every setback adjacent to a public right-of-way or to a non-industrial zoning district. Site enhancement landscaping, or another ground cover acceptable to the decision-making body, shall be planted on the berm and within the area between the berm and the lot line for the site. The decision-making body may require construction of a berm or fence within other setback areas in order to restrict casual access, to confine the operations within the site, to reduce noise and glare, and to ensure compatibility of the operation with adjacent uses.
 - v. *Drainage and water quality facilities.* The on-site and off-site drainage network shall handle water runoff and snow melt without impacting adjacent properties. Drainage and meltwater disposal shall comply with the municipal Design Criteria Manual sections regarding snow disposal sites and drainage.
 - vi. *Noise, dust, and litter.*
 - (A) *Noise.* If the level of noise from the activity at the snow disposal site, measured at the property line of any residential zoning district or noise-sensitive use such as a public building, academic school, or hospital within one half mile of the snow disposal site, shall exceed the standards stated in AMC subsection 15.70.080A., then the site plan shall identify mitigation measures.
 - (B) *Dust and litter control.* A dust control and litter plan shall be established and implemented. Trash collection/removal shall be done in a manner so that there are no dust or litter impacts to adjacent properties or public rights-of-way.

II. Information Item

PRC 20-17: West Anchorage Snow Disposal Site Selection

Presented by Tom Korosei, Park Planner; Julie Makela, PM&E; Melina Tsu, PM&E, and Bill Spencer, Project Engineer

The Municipal Project Management and Engineer (PM&E) Department has issued a Draft Site Selection Study to find a site for a new snow storage facility in West Anchorage. The new site will replace the current Northwood site, which is located on State of Alaska property, managed by the Ted Stevens International Airport, and leased annually by the Municipality. The site is no longer available for long-term use. The Draft Study recommends a new site in the eastern portion of Connors Lake Park, adjacent to Javier de la Vega Park. The preferred site is on municipal property acquired in 1990 and transferred to Parks and Recreation management in 2005. It is a predominantly undeveloped natural, open space. There are no current plans for development of this area and it is not dedicated park land. Presenters provided Commissioners with a copy of the draft study and discussed the site selection process – the criteria used, other sites that were considered, public outreach, and the evaluation that resulted in the preferred alternative at Connors Lake Park and proposes possible measure to offset the effect on park land and park users. This may include pavement and lighting for the parking area, enhanced vegetative screening and other amenities were also discussed.

If this project is approved by the Assembly an other agencies, the Parks and Recreation Department will work with PM&E to identify and implement suitable mitigation measures. Because there is a demonstrated need for adequate snow disposal in West Anchorage, Parks and Recreation supports the use of the proposed area in Connors Lake Park, provided the project addresses environmental impacts and provides mitigation for the benefit of park users.

Director Durand stated that this project will come back to the Commission if there are additional changes to be made to the Connors Lake Park facility and Commissioners will be advised as the process continues and informed of any public comment opportunities.

III. Call to Order

Commissioner Johnston arrived at 6:35 p.m. As her presence constituted a quorum, at conclusion of the Information Item presentation at 6:51 p.m. Acting Chair Kirkland officially called the meeting to order.

IV. Approval of Agenda

Upon motion made by Commissioner Johnston and seconded by Commissioner Dyson, the Agenda was unanimously approved.



**Municipality of Anchorage
Project Management and Engineering**



MEMORANDUM

DATE: April 20, 2021

TO: Josh Durand, Parks & Recreation Director

THRU: Kent Kohlhase, P.E., Director *(K)*

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

SUBJECT: West Anchorage Snow Disposal Site, Offsetting Park Impacts

Project Background

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 to identify a suitable location for a new snow disposal site to replace the temporary, leased, Northwood Drive Snow Disposal Site. The study concluded that the parcel (Parcel ID 012-571-01-000) located near the southwest corner of International Airport Road and Minnesota Drive (south of Javier De La Vega Park; see Exhibit A) was the most suitable site that allowed for cost-effective snow removal operations 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. PM&E is seeking approval of an Intergovernmental Permit to use approximately 0.2 acre of dedicated parkland on the northern edge of the adjacent parcel (Parcel ID 012-041-07-000) to develop an access road to the proposed snow disposal site.

Existing Area Usage

Research conducted by the project team has determined that the area being proposed for a new snow disposal site and access road contains a limited number of social trails that are not heavily used for recreation purposes because of the difficulty of access and the wetland/boggy nature of the site.

Exhibit B is a Strava¹ heat map that shows the aggregated public activities over the past 2 years and indicates the usage of these social trails. These heat maps show the cumulative use by park users who track their recreational movements with the popular

¹ Strava is an activity tracker app that is primarily used to track multisport exercise using Global Positioning System data.

phone-based activity tracking app². Development of the West Anchorage Snow Disposal Site will result in the loss of some social trails on the parcel but would not negatively impact more popular trails located to the north, west, and south of the parcel.

Javier De La Vega Park to the north and the parts of Connor's Bog Park to the west that are more heavily used for recreational purposes and are not anticipated to be heavily impacted by activities at the proposed snow disposal site. The Javier De La Vega Park may experience increased noise during winter; however, its parking lot is closed during the winter, which limits park visitors. In addition, much of the activity at the snow disposal site would occur at night when there are fewer park users.

Potential Offset Measures

To offset the loss of parkland and social trails, PM&E has discussed several options with Parks and Recreation Department. The feasibility of each potential option is summarized below.

- **Jewel Lake parking lot lighting and paving:** Lighting and paving the Jewel Lake parking lot was frequently mentioned by the Parks & Recreation Department as an offset option for park/trail impacts. This parking lot is located on Ted Stevens Anchorage International Airport (TSAIA) property. Recreational use of this property is allowed by TSAIA under a short-term maintenance agreement with the State of Alaska until the property is needed for airport development. Recreational use of the property should be considered temporary and could be terminated at any time. As this property is not owned by the MOA, making long-term capital investments is not an appropriate use of Municipal funds. In addition, the lighting along Jewel Lake Road is owned and operated by the Alaska Department of Transportation and Public Facilities (ADOT&PF). The MOA would not be able to connect to this electric system and would have to establish a new connection to Chugach Electric Association service. There is no suitable CEA service location in the immediate vicinity.
- **Kiosks/interpretive signage:** The Parks & Recreation Department expressed interest in adding or upgrading kiosks/interpretive signage at Connor's Bog Park. These can serve many purposes: provide information and directions to help people navigate the park, encourage learning about the area, and communicate park rules. Kiosks and signs could be relocated if Connor's Bog Park ever ceases to be used as parkland. As they are relocatable, installing additional, or upgrading existing, kiosks and signage would be considered a reasonable offset measure for park/trail impacts. The location and content of each kiosk or sign would be

² Roadways show up in the brightest color as users often forget to exit the app after they complete their activity.

determined through additional coordination between PM&E and Parks and Recreation Department.

- **Benches:** The Parks & Recreation Department also expressed interest in adding benches to Connor's Bog Park. Benches can improve a park area by providing people with an opportunity to rest. Benches may encourage some users to spend more time in the area. This may help reduce crime in the parking lot because there are more eyes on the area. Similar to kiosks and signage, the benches would be relocatable and would be considered a reasonable offset measure for park/trail impacts.
- **Landscaping screens:** The Parks & Recreation Department has expressed interest in landscaping for screening purposes because the access road and snow disposal site may be visible to some area users, especially to those using the Anchorage Water and Wastewater Utility (AWWU) corridor. PM&E supports the installation of native wetland-appropriate species on the berm and along Minnesota Drive to reduce the visual impacts of the snow disposal site.
- **Fencing:** Fencing was identified as another potential improvement because of the potential for dogs from Connor's Bog Park (an off-leash dog park) getting into the active snow disposal site. There was also some concern about people walking across the access road and being at-risk of being hit by trucks hauling snow to the site. PM&E supports installing fencing along both sides of the access road and around the snow disposal site berm. In addition to providing some visual screening, the fence would reduce the possibility that users would get hit by trucks or snow removal equipment. Fencing between the access road and the rest of Connor's Bog would provide some separation between these trucks and park users. A fence would also keep debris from the cleared snow within the snow disposal site. It would also keep users away from the moat. PM&E is also willing to discuss improvements to the existing fence between the proposed site and Javier De La Vega Park.
- **Trail improvements:** To offset the loss of social trails, PM&E could develop a trail along or near the perimeter berm (the exact location would be determined later as part of the Design Study Report [DSR]). This trail could be accessed from Connor's Bog Park or Javier De Le Vega Park. Other trail improvements may be possible depending on the outcome of the DSR.

Conclusion

PM&E believes that the best use of Municipal funds is to invest in improvements on MOA property. The most reasonable improvements to offset park and social trail impacts are kiosks/signage, benches, landscaping, fencing, and trail improvements. PM&E will coordinate the exact details of these improvements with Parks and Recreation as the project design advances.



**Municipality of Anchorage
Project Management and Engineering**



MEMORANDUM

DATE: April 23, 2021

TO: Joshua Durand, Parks & Recreation Director

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

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

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, maintains 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 Kloep 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 Kloep Station Parcel and Javier De Le Vega Park Parcel and two along the northern edge of Tract B, Connor's Lake Subdivision and West Anchorage Snow Disposal Site parcel). CEA has directed 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 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.

Request

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

Attachments: Draft Parks and Recreation Commission Resolution in Word format
Exhibit A – Location Map
Exhibit B – Intragovernmental Use Permit

Resolution No. 2021-_____

Request for Approval of an Intragovernmental Use Permit for a Portion of Connor's Bog Park for an Access Road 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; and

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

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

WHEREAS, PM&E agrees to work with the Parks and Recreation Department to offset social trail and visual impacts of the proposed snow disposal site with design features including reconstructing trails, landscaping, and other improvements; and

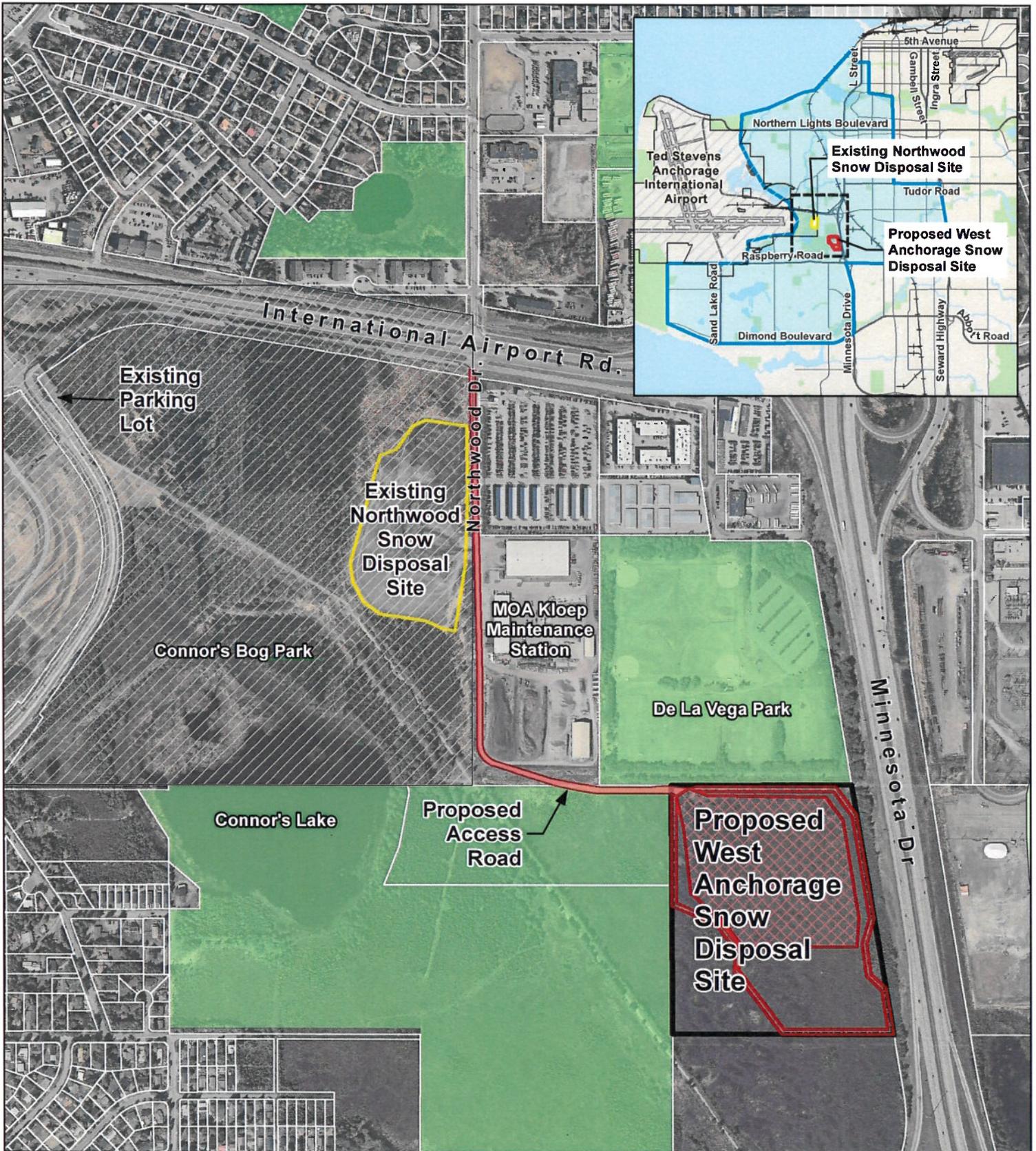
WHEREAS, the Sand Lake Community Council at its meeting of March 8, 2021, considered the proposed snow disposal site and indicated general support; now, therefore,

BE IT RESOLVED, that the Anchorage Parks and Recreation Commission recommends approval of the Intragovernmental Use Permit for 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.

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

Kelly Chang, Chair
Parks and Recreation Commission

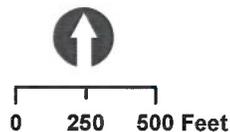
Joshua Durand, Director
Parks and Recreation Department

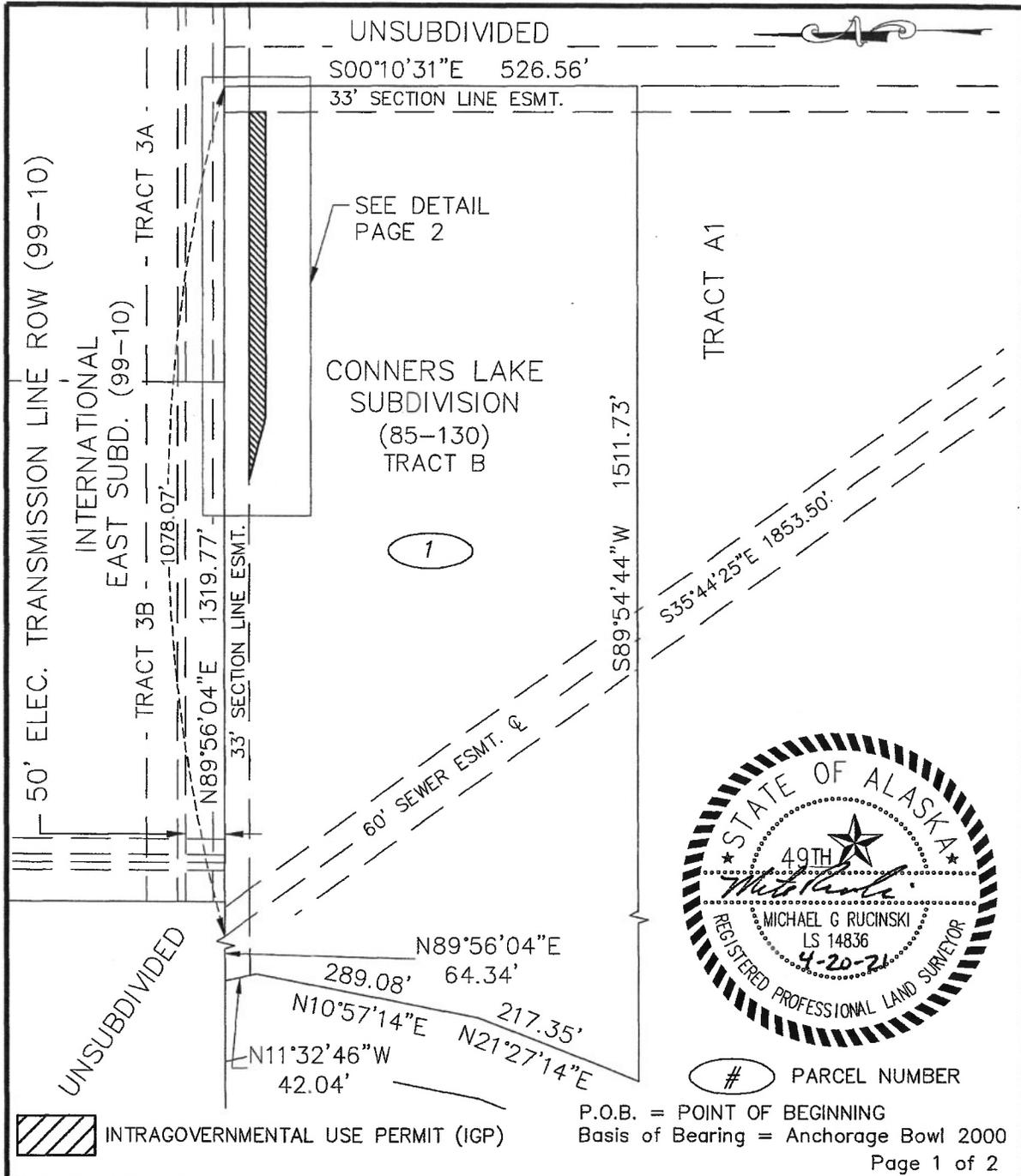


- Project Site
- Proposed West Anchorage Snow Disposal Site
- Proposed Access Road
- Existing Northwood Snow Disposal Site
- TSAIA Property
- Dedicated Parkland

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

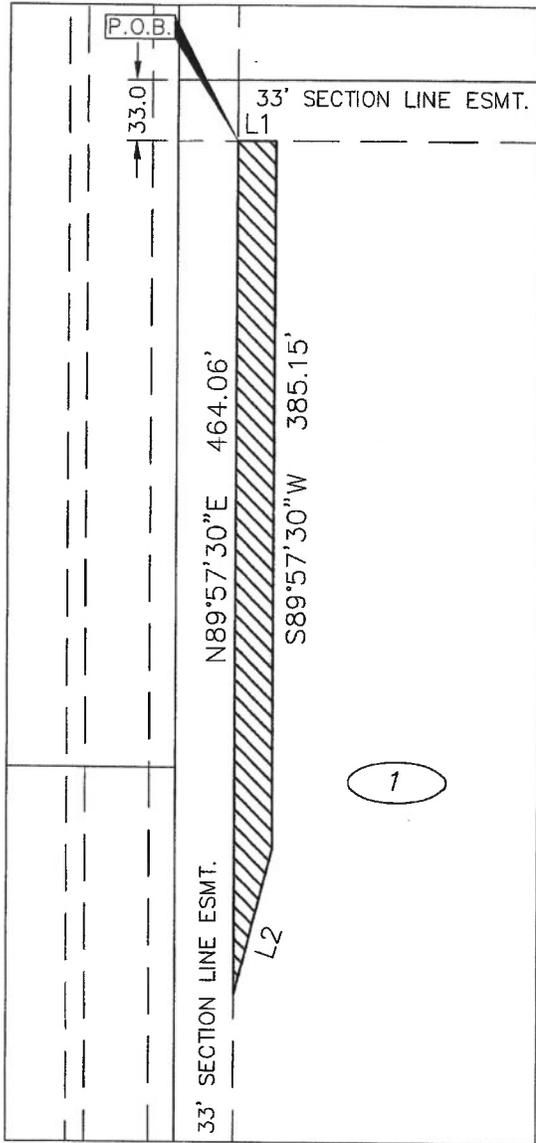
West Anchorage Snow Disposal Site Exhibit A - Location Map





INTRAGOVERNMENTAL USE PERMIT (IGP)

<p>PUBLIC WORKS DEPARTMENT PROJECT MANAGEMENT & ENGINEERING DIVISION</p>		<p>WEST ANCHORAGE SNOW DISPOSAL SITE PM&E # 19-01</p>	
	<p>OWNER'S INITIALS: _____</p>	<p>EXISTING PARCEL AREA: ± 751,406 S.F.</p> <p>ROW ACQUISITION TYPE: ± IGP</p> <p>ROW ACQUISITION AREA: ± 8,917 S.F.</p>	<p>DATE: 04-06-21</p>
	<p>PAGE ___ OF ___ DATED _____</p>	<p>SCALE: 1"=200'</p> <p>GRID: SW2027</p>	<p>PARCEL No. 1</p>



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)

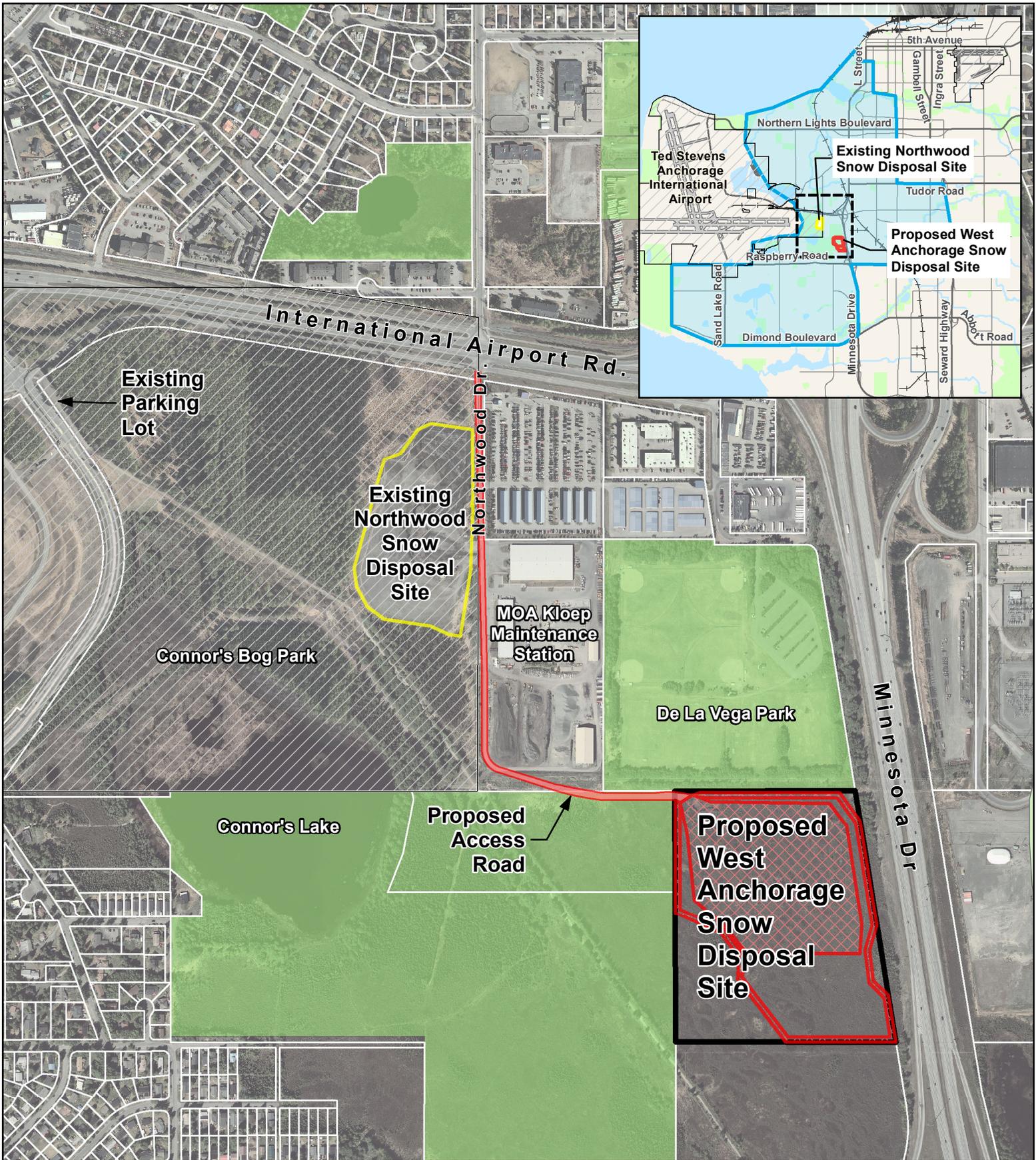
PUBLIC WORKS DEPARTMENT PROJECT MANAGEMENT & ENGINEERING DIVISION		WEST ANCHORAGE SNOW DISPOSAL SITE PM&E # 19-01	
	OWNER'S INITIALS: _____	EXISTING PARCEL AREA: ± 751,406 S.F.	ROW ACQUISITION TYPE: ± IGP
	PAGE ___ OF ___ DATED _____	SCALE: 1"=100'	DATE: 04-06-21
		GRID: SW2027	PARCEL No. 1

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.





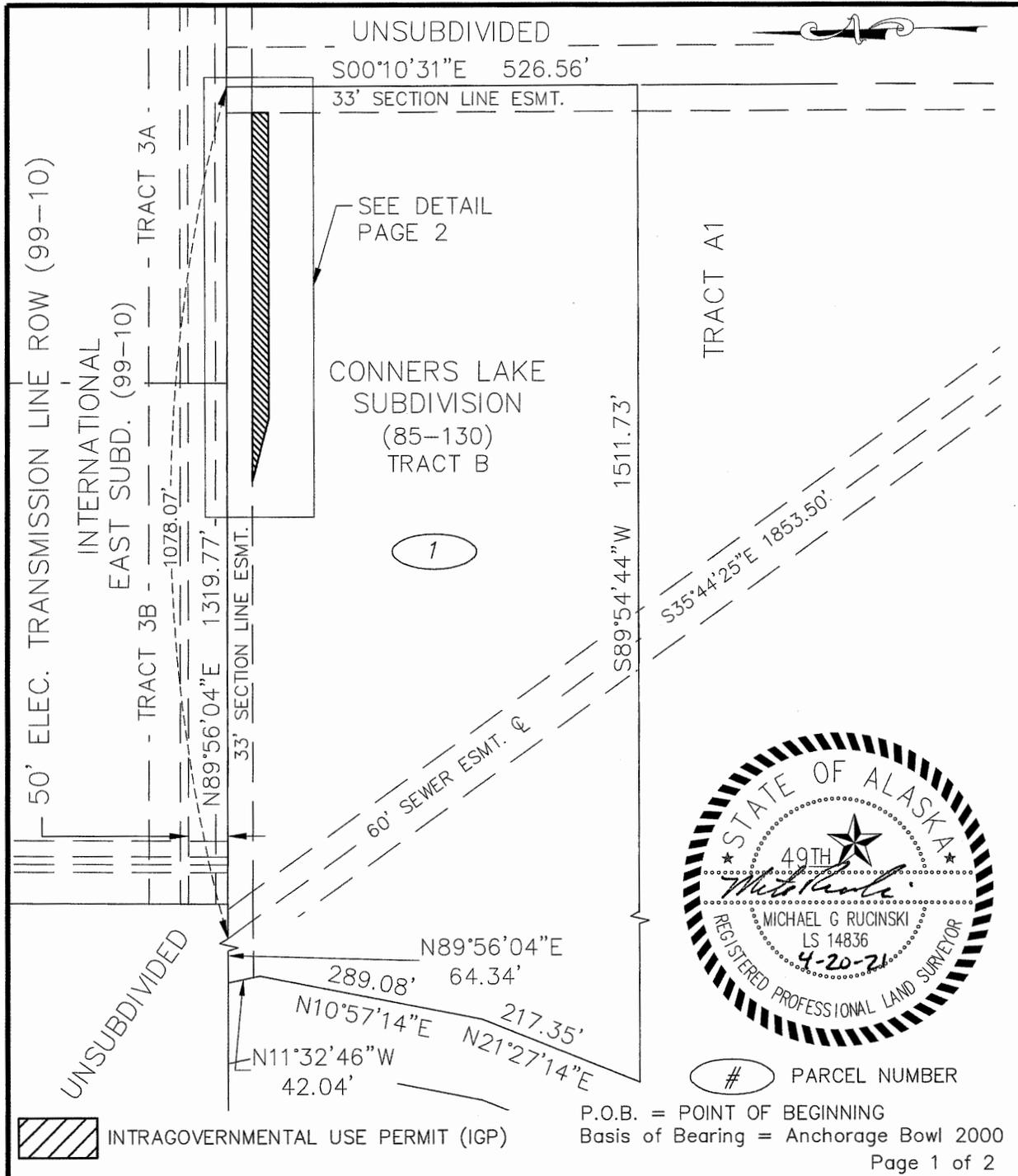
- Project Site
- Proposed West Anchorage Snow Disposal Site
- Proposed Access Road
- Existing Northwood Snow Disposal Site
- TSAIA Property

Dedicated Parkland

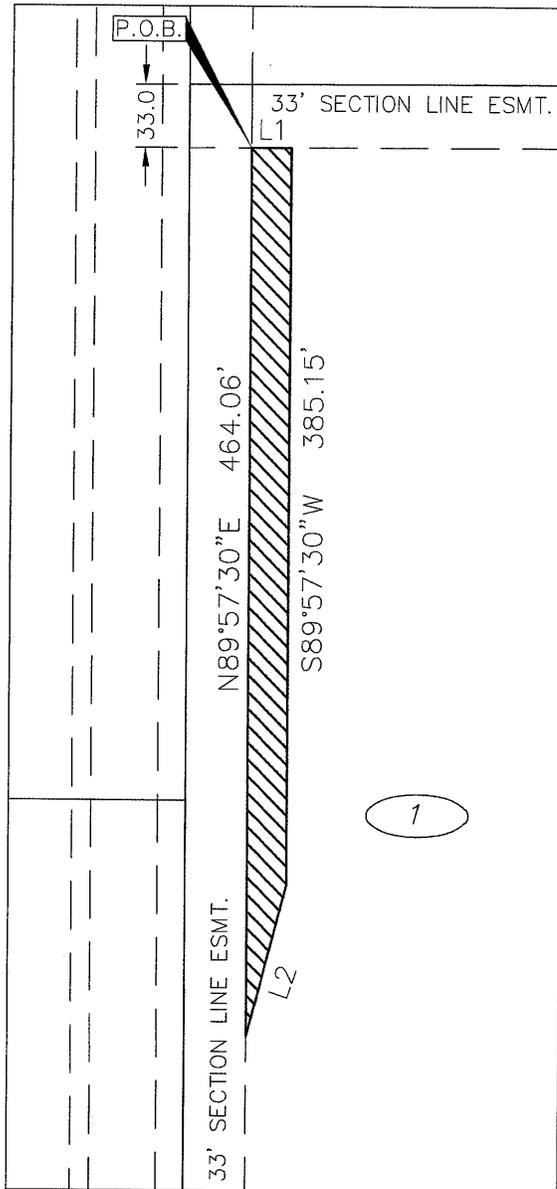
West Anchorage Snow Disposal Site Exhibit A - Location Map

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





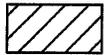
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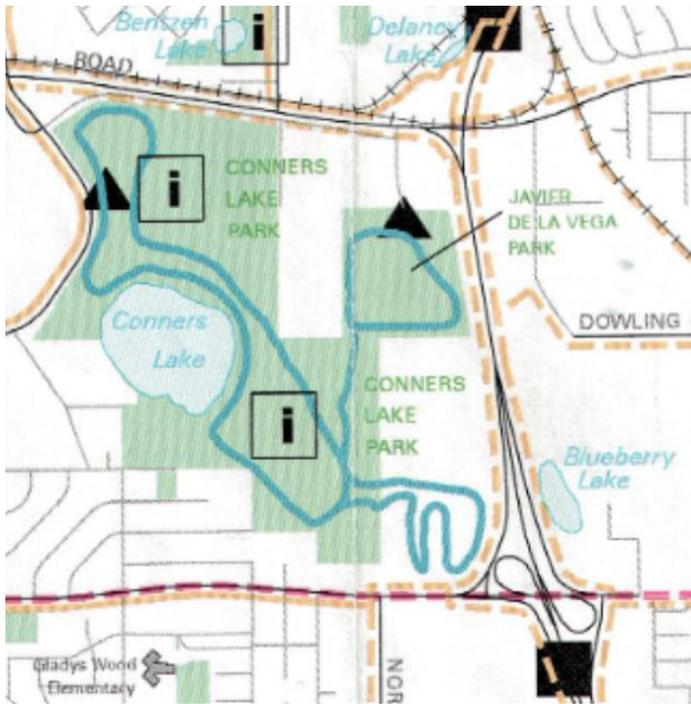
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Detail from *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan*
Map 6 Natural Resource Use Areas (2006)



Detail from *Areawide Trails Plan—Anchorage Bowl (1997)*



MULTI-USE PAVED TRAILS

(includes neighborhood roads signed for bicycles)

- existing
- - - planned

MULTI-USE UNPAVED TRAILS

(includes equestrian trails)

- existing
- - - planned

BICYCLE ROUTES

(facilities that provide for sharing of roadways by bicycles, are primarily intended to serve commuters, and are striped or signed)

- existing
- - - planned

CROSS-COUNTRY SKI TRAILS

Cross-country ski trails include all paved and unpaved multi-use trails. For trails that are exclusively for cross-country skiing or are groomed for cross-country skiing, see Figures 2.2 - 2.6 in text.

SNOWMOBILE TRAILS

- existing
- - - planned

SKI-JORING TRAILS

- existing
- - - planned

SLED DOG MUSHING TRAILS

- existing
- - - planned

WATER TRAILS

- existing
- - - planned

i INTERPRETIVE TRAILS

GRADE SEPARATED CROSSINGS

- existing
- planned

TRAILHEADS

- ▲ existing
- △ planned

- NOTES:**
- 1) The trail locations on the map are for planning purposes only. The exact location of these trails, particularly the planned trails, will be determined through the individual project development process.
 - 2) An "existing" trail physically exists and is legally protected. A "planned" trail may physically exist, but it is not legally protected.