

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2021-019

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE ANCHORAGE 2040 LAND USE PLAN TO CHANGE THE LAND USE MAP DESIGNATION OF ONE PARCEL CONTAINING APPROXIMATELY 32 ACRES OF LAND FROM “PARK OR NATURAL AREA” TO “COMMUNITY FACILITY OR INSTITUTION”.

(Case 2021-0057)

WHEREAS, requests have been received from the Municipality of Anchorage (MOA) Project Management and Engineering Department to amend the *Anchorage 2040 Land Use Plan* to change the land use map designation of approximately 32 acres of land from “Park or Natural Area” to “Community Facility or Institution”; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on July 19, 2021.

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

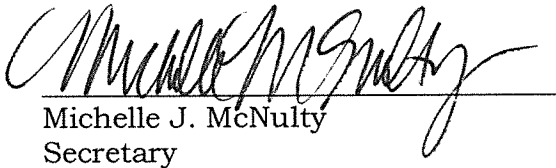
A. The Commission makes the following findings of fact:

1. The five approval criteria for a comprehensive plan amendment are met. The amendment is necessary to address a new issue that is significant for the Municipality, which is the need to have a designated snow storage site in West Anchorage.
2. The Municipality’s long-term use of the current snow disposal site is precluded because of restrictions from Federal Aviation Administration grant requirements. The comprehensive plan amendment is in the public’s interest given the need.
3. The comprehensive plan amendment still supports the Parks and Recreation (PR) zoning designation, should that be desired if the snow disposal site is not built.
4. The Sand Lake Community Council supports the amendment. The MOA Watershed Management Services Division has no objection.
5. This site will reduce lease costs and the location is ideal for MOA Street Maintenance.
6. The site is not formally dedicated parkland.

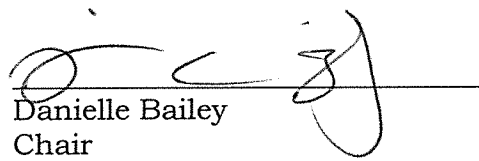
7. This is the best site for the new snow dump with regard to location and monetarily for the MOA. The amendment meets all the standards, goals, and policies of the applicable plans, as written in the staff report.
 8. Future permitting will address screening of the snow dump and water quality treatment for conveyance to Conner's Bog, which are all requirements of permitting and conditional uses.
 9. If the site is not developed as a snow disposal site, then it should be used as a park or natural area and considered for formal park dedication. Anchorage is under extraordinary circumstances and this site is needed for snow storage. This is something that was not currently the state of affairs when some of the West District plans were made. The integrity of the plans still stand, but there are other conditions.
 10. A dissenting commissioner stated:
 - a. Standard D: The current zoning is Transition (TR), which is not carried forward in the current zoning code. When thinking about how the land has been managed despite its zoning, it has been managed as a natural park or open area. With respect to that, he would find that a PR zoning designation would be equal or more supportive in that regard.
 - b. Standard E: This standard is not met with respect to physical constraints of the parcel in question. He understood that a zoning action does not result in fill to wetlands, but the zoning action is based on the intended use of the parcel.
 - c. He appreciated the commentary around Conner's Bog and the functional value it has and the U.S. Corps of Engineers (COE) determination that it is not jurisdictional. Had it gone before the COE a few years ago, there may have been a different outcome. This is a bit of a technicality, in terms of regulatory interpretation, but the finding by the COE does not devalue those wetlands in terms of their function and value to the broader complex.
- B. The Commission recommends approval of an amendment to the *Anchorage 2040 Land Use Plan* to change the land use map designation of approximately 32 acres of land from "Park or Natural Area" to "Community Facility or Institution".

PASSED AND APPROVED by the Municipal Planning and Zoning Commission
on the 19th day of July, 2021.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this
2nd day of August, 2021.



Michelle J. McNulty
Secretary



Danielle Bailey
Chair

(Case 2021-0057)

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