

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2010-032

A RESOLUTION APPROVING A FINAL CONDITIONAL USE FOR A SNOW DISPOSAL SITE IN THE PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR A TWENTY-THREE (23) ACRE PORTION OF AN EIGHTY (80) ACRE PARCEL (EXCLUDING THE 400' X 400' AWWU WELL #13 SITE) LOCATED IN T12N, R3W, SECTION 4 N2NE4, SEWARD MERIDIAN, AK; HERITAGE LAND BANK PARCEL 3-064; GENERALLY LOCATED BETWEEN DOWLING ROAD AND EAST 64TH AVENUE, SPRUCE STREET EXTENDED AND ELMORE ROAD.

(Case 2010-085; Tax I.D. No. 014-931-01)

WHEREAS, a request has been received from the Municipality of Anchorage Public Works Department, for a final conditional use for a snow disposal site in the PLI (Public Lands and Institutions) District for a 23 acre portion of an 80 acre parcel (excluding the 400' x 400' AWWU Well #13 site) located in T12N R3W Section 4 N2NE4, Seward Meridian, AK; Heritage Land Bank Parcel 3-064; generally located between Dowling Road and East 64th Avenue, Spruce Street extended and Elmore Road, and

WHEREAS, notices were published, posted and public hearing notices were mailed and a public hearing was held on August 2, 2010.

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

- A. The Commission makes the following findings of fact:
1. The west 750 feet of the 80-acre parcel consists of 23 acres and is under the management authority of MOA Street Maintenance. The snow disposal area consists of 12 acres and the surrounding natural vegetative setbacks consist of 11 acres. The full 23 acres, excluding the AWWU Well Site #13, constitutes the conditional use area. Within the 23 acre snow disposal site area are 17 acres of uplands and 6 acres of Class A wetlands. The uplands areas are divided into two upland fingers. The snow disposal site is located on the larger 12 acre uplands finger; the smaller 5 acre finger of uplands is isolated from the larger finger by preservation wetlands and is not included in the snow disposal site.

2. An extensive risk analysis of the proposed snow disposal site and Well #13 was conducted by MOA Project Management & Engineering to verify that the operation of the proposed snow disposal site would not threaten, interfere or impose a risk to the continued long term operation of the well. The analysis concluded that there will be no measurable impacts on the continued long term operation of Well 13. Assistance was provided by MOA's Watershed Management Services to provide hydro geological analysis and Dowl HKM Engineering addressed potential water quality impacts and design recommendations. The snow disposal pad is approximately 320 feet from the well casing. AWWU supports approval of this conditional use for a snow disposal site.
3. In 1987 the Planning and Zoning Commission approved a site selection of this site for a future snow disposal site. Later studies, in 1993 and 2008, reconfirmed this site. The 2008 study noted that many of the previously identified sites within the Anchorage bowl were lost to development while the amount of land requiring snow removal has increased. Anchorage is out of places to put snow, and this is a good place to put it.
4. Spruce Street is classified as a Class IB Neighborhood Collector in the *Official Streets and Highways Plan*; it is planned to be extended from East 64th Avenue to Dowling, upgraded between East 64th Avenue to East 68th Avenue in 2016. In the mean time, Street Maintenance will look at surface rehab. Snow plows remove snow from streets and push it into available road right-of-way areas outside travel lanes or into piles in the center of cul-de-sacs often at night. A map showing temporary snow storage sites indicates the subject proposed snow service area as having among the densest in the bowl. Snow hauling from residential areas occurs during the day once temporary storage areas are reaching capacity. Hauling snow from the surrounding neighborhood will be the same as now; the only difference is now it is being taken to a different snow disposal site.

5. Spruce Street extended will have a 70 foot right-of-way; East 64th Avenue has a dedicated 30 foot right-of-way. The Spruce Street project proposal, upon projected completion in 2016, intends to provide continuous pedestrian paths on both sides of the street, which will alleviate pedestrian safety concerns. An on-street bicycle lane or multi-use pathways are being evaluated.
6. There will be an existing natural vegetated setback along Spruce Street; 320 feet and 100 feet along East 64th Avenue. Driveway access to the snow disposal site is presently available from the south end of Spruce from the AWWU site. Access from the north may be available from Dowling and or from Spruce and will be resolved with the Traffic Engineer.
7. Visual screening is also provided by the natural vegetation setbacks and earthen berms plus 8-10 foot tall sound barrier fences placed between the mature trees and the disposal site. The berms and fencing also provide noise attenuation.
8. The Commission added several conditions of approval to address and moderate community concerns. In particular, noise during peak hours; hours/days of operation; and height of snow.
9. The Commission finds this is an appropriate location and is consistent with the *Anchorage 2020 Comprehensive Plan* policies, #1, #7, #37, #54, #69, #70, #71, and #82.
10. The request meets the PLI zoning district regulations AMC 21.40.020, the general standards for conditional use approval, AMC 21.50.020, and conditional use standards for snow disposal approval, AMC 21.35.020 and 21.50.270.
11. The Commission approved the request unanimously; 8-yea, 0-nay.
12. The concerns expressed over potential impacts to the Class A wetlands, which have conservation easements will be met

through the monitoring plan and detention system that will be approved and overseen by the Corps of Engineers, Watershed Management Services and AWWU.

- B. The Commission APPROVES the above mentioned conditional use, subject to the following conditions:
1. A Notice of Zoning Action shall be filed with the District Recorders Office within 120 days of approval and proof of such submitted to the Planning Department.
 2. This conditional use is intended to allow final conditional use approval for a snow disposal facility for a 23-acre portion of an 80-acre parcel (excluding the 400' x 400' AWWU Well #13 site) located in T12N R3W Section 4 N2NE4, Seward Meridian, AK; Heritage Land Bank Parcel 3-064. From the south, access shall be from Spruce to the AWWU Well #13, and from the north by either Spruce to Dowling, or directly to Dowling.
 3. All construction shall substantially conform to the petitioner's narrative and submitted plans on file at the Planning Department, except as modified by other conditions herein, which include:
 - a. Appendix D, Visual Simulation South to North Landscape Section and West to East Landscape Section, dated 08-25-09 for the Dowling Road/Spruce Street Area Snow Disposal Site, NTS; prepared by Project Management and Engineering Department.
 - b. Appendix G, Figure 1 Drainage Basins Dowling Road Snow Disposal Facility, dated 04-21-10, scale as shown; prepared by Dowl HKM.
 - c. Appendix H, Landscape Plans, dated 08-25-09, scale as shown; prepared by Project Management and Engineering Department, Sheets 1 through 6.

- d. July 21, 2010 supplemental drawings for Spruce Street/Snow Disposal Facility, prepared by Dowl HKM, scale as shown: Site Plan Elements – Sheet 1; Truck Haul Routes – Sheet 2; Sound Barrier Details – Sheet 3; Attachment D Visual Impact Analysis Balloon Study Sheet 1, 2 and 3.
4. The petitioner shall confirm the Alaska Department of Conservation's approval of the facility as well as the site's consistency with the Municipality/Alaska Department of Transportation's National Pollutant Discharge Elimination System (NPDES) permit with the Planning Department.
 5. The petitioner shall resolve the following and provide proof of such to the Planning Department:
 - a. Resolve with the Corps of Engineers the water quality monitoring program for discharge into the preserved wetlands to the east.
 - b. Resolve with the Corps of Engineers the need for a wetland permit based on final design.
 - c. Resolve with WMS the detention pond and early meltwater flow bypass design.
 - d. Resolve with AWWU the groundwater monitoring plan and contingency plan for detection of elevated chlorides.
 - e. Provide a detailed landscape plan and 3-year landscape maintenance plan; to include an irrigation system and a requirement to re-plant with the same growing season should vegetation fail, prior to installation of landscaping. Clarify whether vegetation within the constructed detention pond is subject to maintenance dredging operations. Subsequent planting may be required after dredging. Any significant gaps in the forested buffer along the

western and southern boundaries of the site shall be planted with 8-foot tall evergreen trees.

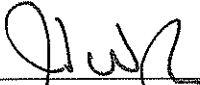
- f. Provide a WMS-approved detailed site specific Operations and Maintenance Plan prior to start of operations.
 - g. Survey the boundaries of the west 750 feet (23 acre) snow disposal facility, excluding the AWWU Well Site #13, for the snow disposal site, including the natural vegetated setback and wetlands on the west, the natural vegetated setback on the south, a 25-foot wetlands setback as appropriate, and include a matching dedication of 30-feet for East 64th Avenue.
 - h. At such time as the Spruce Street alignment is designed and final, provide an updated survey of the snow disposal facility.
 - i. Resolve with HLB the boundaries of the area under Street Maintenance management and record a survey of that area with the Notice of Zoning Action for the conditional use permit.
 - j. Resolve with Traffic Engineering the street access to Dowling Road. All driveway accesses to the site shall be gated.
 - k. Resolve with Traffic Engineering road/driveway access improvements.
 - l. Resolve with DHSS a final noise and dust and litter plan.
6. Potential future development of Spruce Street and modifications to the western most wetlands as approved by the Corps of Engineers may occur in the future. Such modifications and Corps approvals shall become part of this conditional use and recorded by document with the State District Recorders Office. Provide evidence of such to the Planning Department.

7. LED lighting shall be fully shielded from adjacent neighborhoods, at the lowest height functionally possible, and timed to operate coincidental with the disposal area's open hours. The lighting shall meet a BUG rating for lighting zone 2, and shall not exceed 0.3 vertical foot candles (line of sight) at the property lines of the snow disposal site.
8. Prior to a building permit, Private Development shall review the final design to assure conformance to fill and grade permit requirements, including the requirement to coordinate submission of a drainage analysis and calculation.
9. Proof of financial guarantee to complete the conditional use shall be provided to the Department of Community Planning and Development. Proof may be in any form found acceptable to the Department.
10. Site preparation will begin upon approval of the conditional use; construction shall be concluded by the end of 2011, and operations to begin in the winter of 2011-1012.
11. Prior to construction the following shall be resolved with Watershed Management Services (WMS): the design of the dry detention pond shall demonstrate sufficient ponding capability for the reduction of chloride in the meltwater discharge; the need for an under drain or an alternative channel to allow meltwater to flow towards the dry detention pond; provide a SWPPP for approval to WMS; provide an operations and maintenance manual for the snow disposal site for approve by WMS. This manual will be provided to Street Maintenance Division for general operations and maintenance of the snow disposal site.
12. Resolve with DHHS to address further noise attenuation measures during peak hours such as the use of hydraulic vibrators and dampening pads on contract trucks.

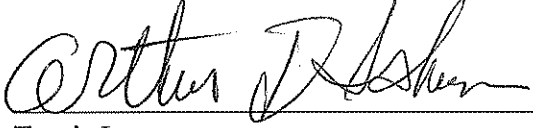
13. Snow disposal operation schedule is 7:00 am to 7:00 pm, Sundays through Friday. The disposal site is closed on Saturdays.
14. Volume of snow stored on-site is estimated to be 278,000 cubic yards; height of snow shall not be stored greater than 30 feet high.
15. Service area from which snow will be collected is approximately five square miles, generally identified as the area bounded by Tudor Road to the north, the New Seward Highway to the west and Abbott Road to the south.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 2nd day of August, 2010.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 11th day of October, 2010. 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



Toni Jones
Chair

(Case 2010-085 Tax I.D. No. 014-931-016)