

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2015-030

A RESOLUTION APPROVING A CONDITIONAL USE TO ALLOW A NATURAL RESOURCE EXTRACTION PER AMC 21.05.060B.6. IN THE R-3 AND R-4 DISTRICTS, LOCATED IN CHECKPOINT SUBDIVISION, TRACT A, GENERALLY LOCATED SOUTH OF BOUNDARY AVENUE BETWEEN TURPIN STREET AND BONIFACE PARKWAY.

(Case 2014-0195; Parcel ID No. 006-421-18)

WHEREAS, a request was received from American Landscaping and Spinell Homes for a conditional use for a natural resource extraction in a R-3 (mixed residential) district and R-4 (multifamily residential) district; and

WHEREAS, this request was processed under the “new” Title 21; and

WHEREAS, public hearing notices were mailed, published, and posted, and a public hearing was held on July 6, 2015.

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

- A. The Commission makes the following findings of fact:
1. The petitioners’ request is to excavate and process the existing peat and organic material on the southern portion of Tract A into planting soil. A screening plant will be set up for processing materials on the northern portion of Tract A. Peat will also be brought in from other sites for processing. The materials will be run through the screening plant, mixed with imported sand and other soil constituents, and loaded onto trucks for delivery to purchasers on an as-needed basis.
 2. The peat extraction and screening is an interim activity on the property. Once the extraction activities are complete, future residential development is planned. This activity may continue while Tract A is being developed for building sites.
 3. The natural resource extraction meets standard 21.05.060B.6. and is supported by staff testimony. The restrictions placed on the operation are adequate to maintain a dust and noise free environment for the adjacent properties.
- B. The Commission APPROVES the conditional use, subject to the following conditions:
1. A notice of zoning action, including a copy of the approved Commission resolution for this case, shall be filed with the State Recorder's Office and proof of such shall be submitted to the Planning Division.

2. This approval is subject to compliance with all standards for conditional uses and the petitioner's application and submittals. All construction shall substantially conform to the following submitted plans on file at the Planning Division, except as amended:
 - a. Checkpoint Subdivision Tract A; A Natural Resource Extraction Plan dated 4/23/2015; prepared by S4 Group.
 - b. Checkpoint Subdivision, Planting Plan, sheet L101 dated 4/23/2015 prepared by Corvus Design.
 - c. Plans shall be amended to show direct access to Newell Street rather than direct access from Boundary Avenue.
3. This approval is valid until October 31, 2018. Prior to that date, the petitioner may apply for a time extension which shall be a public hearing.
4. Resolve the need for a drainage plan and a plan for the treatment of stormwater runoff to Municipal Development Services Division, Private Development Section and Street Maintenance Section for review and approval and compliance with generally accepted sound engineering principles.
5. Provide a noise study and mitigation plan approved by DHHS.
6. Provide a dust control plan approved by DHHS.
7. Provide the following required information to the Current Planning Section:
 - a. A more specific estimate of the quantity of materials to be removed from the site, with supporting calculations conforming to generally accepted engineering principles.
 - b. A restoration/revegetation plan, showing how the site will be stabilized prior to housing construction.
 - c. Existing and proposed contours for the southern half of the site.
 - d. Information regarding overburden and debris disposition.
 - e. An erosion and sediment control plan.
 - f. A waste disposal plan.

13. Prior to beginning extraction activities, a 6' tall chain link fence shall be installed enclosing Tract A for the duration of the peat extraction and processing operation to prevent casual access to the site.
14. Provide a haul route plan to the Traffic Division.
15. Install L3 screening landscaping between the operations area and adjacent residential zones prior to extraction activities. Provide a landscape plan to the Planning Division for approval prior to installation.
16. Submit two copies of the final scaled site plan, as amended by this conditional use, to include, but not limited to:
 - a. The excavation area boundaries.
 - b. Traffic access points, including gates and fencing.
 - c. Location of truck wash, shaker boards, cleaning areas, etc.
 - d. Show location and detail of safety fencing.
 - e. Clearly delineate any areas of existing vegetation to be preserved and indicate how these areas will be cordoned to prevent inadvertent removal or damage.
17. Any placement of fill will require a grading permit from Building Safety.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 6th day of July, 2015.

ADOPTED by the Anchorage Planning and Zoning Commission this 10th day of August, 2015. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty days to the Board of Adjustment pursuant to Anchorage Municipal Code section 21.03.050.



Jerry T. Weaver, Jr.
Secretary



J.A. Fergusson
Chair

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