

**NOTE**

Send original recorded document to:

Municipality of Anchorage
Current Planning Division
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

NOTICE OF ZONING ACTION

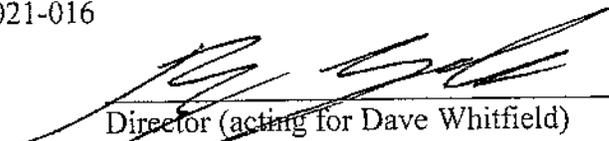
This notice announces that a conditional use for a dog mushing track has been duly approved by the Planning and Zoning Commission of the Municipal Planning Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the conditional use approval as set forth in the Municipal zoning file 2021-0062. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved conditional use or any subsequent amendments hereto.

LEGAL: Tract 6, Tudor Municipal Campus (Plat 2019-16), S.M., Anchorage Recording District, Anchorage, Alaska. Generally located south of Doctor Martin Luther King Junior Avenue and east of Elmore Road

PETITIONER: Municipality of Anchorage – Real Estate Department

REQUEST: Conditional Use request in accordance with AMC 21.05.050.D.4. for General Outdoor recreation, commercial-Dog Mushing Track.

ATTACHMENT: Copy of the Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2021-016

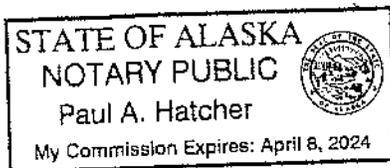


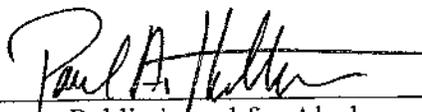
Director (acting for Dave Whitfield)
Municipality of Anchorage
Planning Department

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

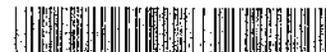
THIS IS TO CERTIFY that on the 28th day of JUNE, 2022 before me, the undersigned, a Notary Public in and for Alaska, personally appeared Ryan Yelle, to me known to be the duly appointed representative of the Director of the Planning Department and acknowledged to me that he had in his official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 28th day of JUNE, 2022 in this certificate first above written.





Notary Public in and for Alaska
My Commission expires: 4-8-2024



**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2021-016**

A RESOLUTION APPROVING A CONDITIONAL USE FOR A DOG MUSHING TRACK, IN THE PLI (PUBLIC LANDS AND INSTITUTIONAL) DISTRICT; WITHIN TRACT 6, MUNICIPAL CAMPUS SUBDIVISION; GENERALLY LOCATED SOUTH OF DOCTOR MARTIN LUTHER KING JUNIOR AVENUE, EAST OF ELMORE ROAD, AND WEST OF BONIFACE PARKWAY, IN ANCHORAGE.

(Case 2021-0062)

WHEREAS, a request has been received from MOA Real Estate Services for a conditional use for a dog mushing track, in the PLI (public lands and institutions) district; within Tract 6, Municipal Campus Subdivision, in Anchorage; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on June 14, 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 proposal is consistent with the *Anchorage 2040 Land Use Plan*, and *3500 Tudor Road Master Plan*. The request meets the approval criteria for a conditional use (AMC 21.03.080D.), and other requirements to Title 21.
 2. The Campbell Park Council did not object to the development of a new dog mushing track and clubhouse for the Anchorage Sled Dog Racing Association (ASDRA).
 3. The *3500 Tudor Road Master Plan* designates and discusses the subject property specifically as a potential area for ASDRA relocation.
 4. The proposed dog mushing track is regulated under AMC 21.05.050D.4 as General Outdoor Recreation, Commercial.
- B. The Commission approves this conditional use amendment subject to the following conditions of approval:
1. A notice of zoning action, including a copy of the approved resolution shall be filed with the District Recorder's Office and proof of such shall be submitted to the Planning Department.
 2. All construction shall substantially conform to the following submitted application, narrative, and plans on file with the Planning Department, except as amended below:

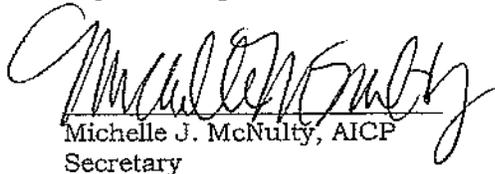


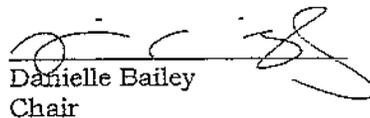
Tozier Track Tudor Municipal Campus Subdivision, Tract 6, dated April 1 2021, By The Boutet Co., Sheet C1, C2, C3, C4, L1, E1, A0.3A, A0.3B, A0.3C, A2.1, A2.2, A2.3, A3.1, A4.1, A4.2, A5.1, A6.3, A6.6, A6.7.

3. Resolve with the Planning Director and Traffic Engineer the off-street parking requirements for this use as determined by the Director and Traffic Engineer in accordance with AMC 21.07.090E.3. *Uses Not Listed or that Have No Specific Requirement.*
4. Revise site plan to provide pedestrian amenities as required by AMC 21.07.060E.4.b. *On-Site Pedestrian Connections.*
5. Resolve with ASDRA, HLB Real Estate Services, Parks and Recreation, and the Nordic Ski Association (NSAA) to the width and location of an easement for the Tour of Anchorage Trail.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 14th day of June 2021.

ADOPTED by the Anchorage Planning and Zoning Commission this 19th day of July, 2021. 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 Anchorage Municipal Code section 21.03.050A.


Michelle J. McNulty, AICP
Secretary


Danielle Bailey
Chair

(Case 2021-0062; Parcel Number 008-121-08)

